



**Connells**

Gladstone Street  
Wigston





### Property Description

Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There are several primary, secondary schools and a college. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and local parks.

This two bedroom property has no onward chain and would make an ideal first time or investment purchase. The property has spacious rooms throughout and has a low maintenance rear garden. Viewing is highly recommended.

### Lounge

12' 1" max x 12' max ( 3.68m max x 3.66m max )

There is a door and double glazed window to the front of the property, gas fireplace and central heating radiator.

### Dining Room

12' x 11' 11" ( 3.66m x 3.63m )

With double glazed patio doors to the rear of the property and central heating radiator.

### Kitchen

13' 5" x 5' 9" ( 4.09m x 1.75m )

Fitted with wall and base units, work surfaces housing the one and a half bowl, stainless steel sink drainer, electric oven, gas hob, central heating radiator and double glazed windows to the rear and side of the property.



## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

12' 2" x 12' 1" ( 3.71m x 3.68m )

With a double glazed window to the rear of the property, built in wardrobes and central heating radiator.

## Bedroom Two

12' 1" max x 12' max ( 3.68m max x 3.66m max )

With a double glazed window to the front of the property, cupboard and central heating radiator.

## En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, central heating radiator and double glazed window to the side of the property.

## Outside

There is a low maintenance rear garden with a patio area and timber fence surrounds.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309106](http://connells.co.uk/Property/BLA309106)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309106 - 0002