



Connells

Taylors Bridge Road
Wigston



Property Description

South 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 is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green.

This well presented Three bedroom property is situated in the sought after location of South Wigston and would make an ideal family home. The property is within walking distance to local amenities and viewing is highly recommended to appreciate the space this property has to offer.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and under stairs cupboard.

Kitchen/Diner

12' 11" x 9' 5" (3.94m x 2.87m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, space for a fridge freezer, central heating radiator and double glazed window to the front of the property.

Lounge

16' x 10' 8" (4.88m x 3.25m)

With a double glazed window to the rear of the property, central heating radiator and door to the rear garden



First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the side of the property.

Bedroom One

13' 1" x 9' 5" (3.99m x 2.87m)

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

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

7' 10" x 6' 3" (2.39m x 1.91m)

With a double glazed window to the rear of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

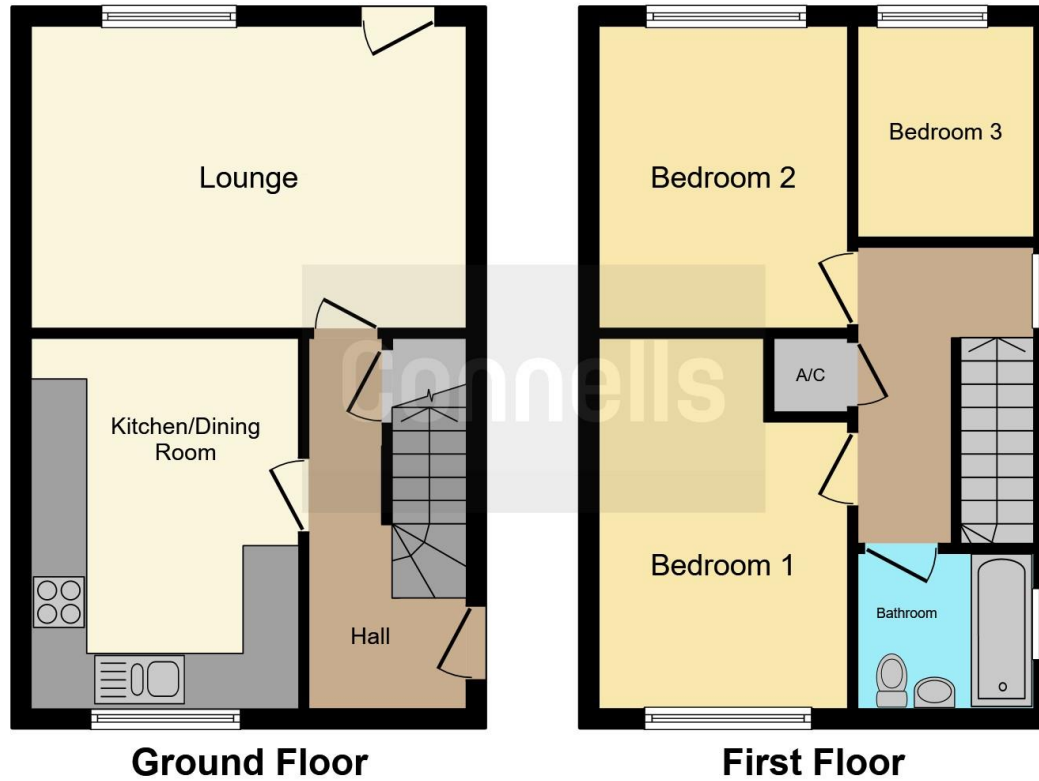
The rear garden is low maintenance with a shed, gate access and wall and fence surrounds.

There is an allocated parking space at the rear.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309185

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Continue along for some time and turn right near Tesco onto Lansdowne Grove and left onto Taylors Bridge Road where the property is located immediately on the left hand side.

EPC Rating: C

Tenure: Freehold



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.

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