



Connells

Cromford Avenue
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 and is within easy access to countryside and canal walks.

This well presented semi-detached property is located in cul-de-sac in the sought after area of Wigston and is for sale with no onward chain. With two bedrooms, bathroom, a rear garden and conservatory, this property would make for an ideal first time buyer purchase. Call to view.

Entrance Hall

With a double glazed door to the front of the property, stairs rising to the first floor and door through to the lounge.

Lounge

11' 1" x 10' 8" (3.38m x 3.25m)

With a double glazed window to the front of the property, electric fireplace, central heating radiator and tv point.

Kitchen

11' 1" x 10' (3.38m x 3.05m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, walk in cupboard/pantry, central heating radiator, door through to the conservatory and double glazed window to the rear of the property.

Conservatory

13' 9" x 7' 9" (4.19m x 2.36m)

A upvc construction with double glazed windows to the sides and rear, double glazed doors leading out to the rear garden and electric radiator. There is access to a w.c.



First Floor Landing

With stairs rising from the hallway, loft access and central heating radiator.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

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

Bedroom Two

11' 2" x 8' 11" (3.40m x 2.72m)

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

Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, storage cupboard and double glazed window to the rear of the property.

Outside

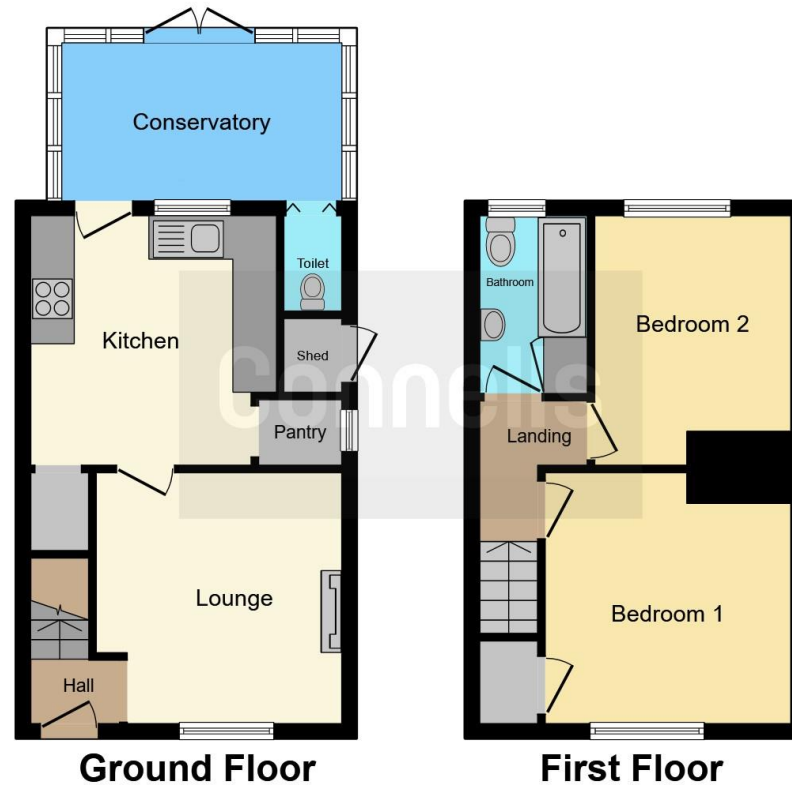
At the front of the property there is a lawned garden with path to the front door and hedging.

The rear garden has side access, a lawn, decked area, shed and fenced borders.









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/BLA309254

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, right onto Cromford Avenue where the property is located.

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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Property Ref: BLA309254 - 0004