



Connells

Northumberland Road
Wigston

Northumberland Road Wigston LE18 4WL

for sale offers in excess of
£290,000



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 for countryside and canal walks.

This three bedroom property is being offered to the market with no onward chain and is situated in the sought after Fairfield Estate in South Wigston. The property boasts a large garden and a generous driveway and has been extended by the previous owners. Viewing is highly recommended.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, central heating radiator and a coat cupboard.

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

With a double glazed bow window to the front of the property, fireplace with feature surround, coving to the ceiling and central heating radiator.

Lounge

21' 10" x 10' 8" (6.65m x 3.25m)

With double glazed patio doors to the rear of the property, gas fireplace with feature surround, coving to the ceiling and central heating radiator.

Kitchen

18' 1" x 7' 5" (5.51m x 2.26m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated double electric oven, gas hob with cooker hood over, tiled flooring, central heating radiator, double glazed windows to the rear and side of the property and a door to the rear.

First Floor Landing

With stairs rising from the hallway, airing cupboard and loft access.

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

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

Bedroom Two

13' max x 12' (3.96m max x 3.66m)

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

Bedroom Three

8' 5" x 7' 4" (2.57m x 2.24m)

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

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking, a paved area, mature shrubs and a wall to the front.

The rear garden has a paved patio area, lawn, mature shrubs, green house, sheds and fenced borders.

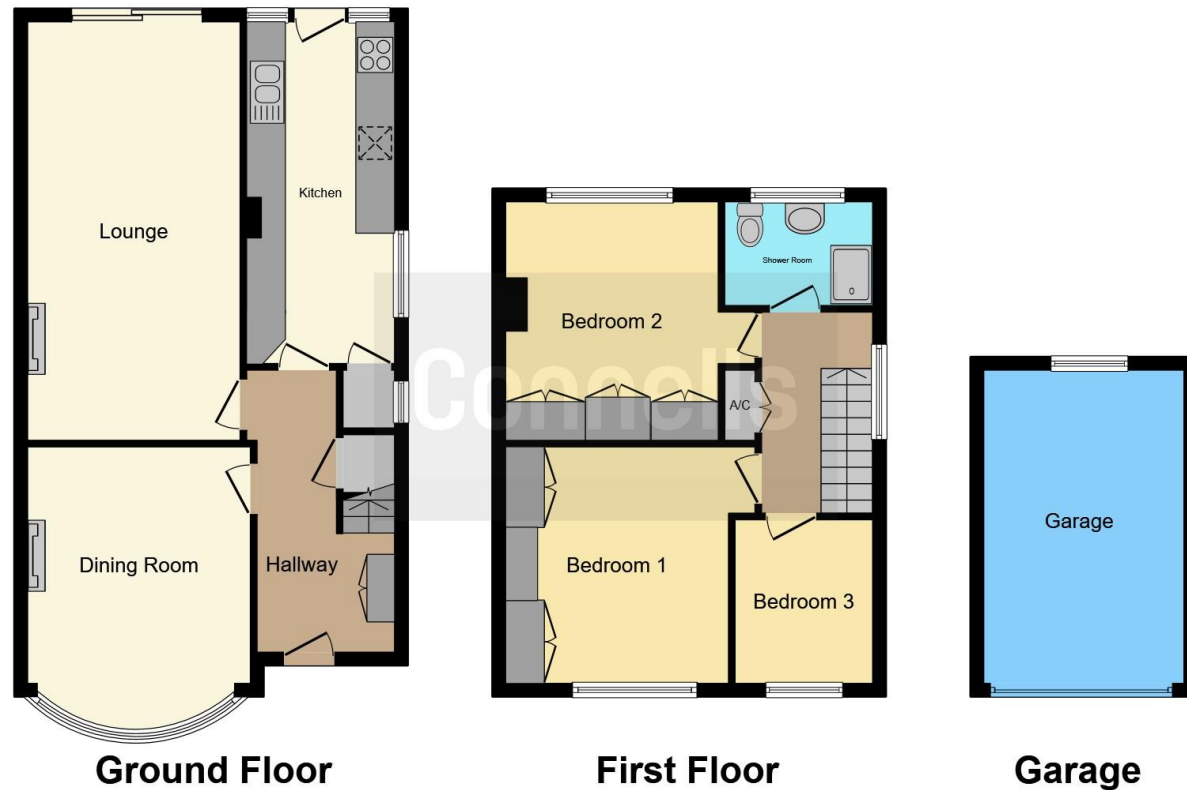
Garage

With a remote control up and over door at the front and a window to 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

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view this property online connells.co.uk/Property/BLA309242

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 and continue along to South Wigston. Turn left onto Saffron Road, right onto Gloucester Crescent and left onto Northumberland Road where the property is located.

EPC Rating: D

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: BLA309242 - 0004