



Connells
connells.co.uk 0118 247 7477
FOR SALE SIGNATURE

Connells

Black Swan Road
Wigston



Property Description

Wigston is approx.4 miles south of the city of Leicester with Oadby being a mile to the east and to the west is South Wigston. There are local shops and schools, leisure centre with swimming pool, pubs and has transport links to Leicester city centre.

This detached family home is being offered for sale with 25% Shared Ownership. It is well presented throughout and benefits from four bedrooms, an en-suite, off road parking and garage. An ideal first time purchase for anyone trying to get their foot on the property ladder. Call now to view.

Entrance Hall

With a door to the front of the property, stair rising to the first floor, central heating radiator and wooden flooring.

Cloakroom

There is a wc and wash hand basin.

Lounge

19' 4" x 11' 7" (5.89m x 3.53m)

With three double glazed windows, central heating radiator and wooden flooring.

Kitchen/Dining Room

19' 5" x 13' 5" (5.92m x 4.09m)

Fitted with wall and base units, work surfaces housing the sink, breakfast island, integrated electric oven and gas hob with cooker hood over, plumbing for a dish washer, wood effect flooring, two central heating radiators, double glazed French doors leading out to the rear garden and door to the utility.

Utility Room

7' 5" x 4' 9" (2.26m x 1.45m)

There are fitted wall and base cupboards, central heating boiler, plumbing for a washing machine, space for a tumble dryer, under stairs storage cupboard and door to the rear.

First Floor Landing

With stairs rising from the hall, a storage cupboards and central heating radiator.

Bedroom One

10' 6" x 8' 4" (3.20m x 2.54m)

With a double glazed window to the rear of the property, central heating radiator and door to the en-suite.

En-Suite

There is an electric shower, wash hand basin, wc, heated towel radiator and obscure double glazed window to the rear.

Bedroom Two

12' x 8' 5" (3.66m x 2.57m)

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

Bedroom Three

11' 4" x 9' 8" (3.45m x 2.95m)

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

Bedroom Four

9' 8" x 7' 7" (2.95m x 2.31m)

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

Bathroom

There is a bath, wash hand basin, wc, heated towel rail and obscure double glazed window.

Outside

There is a path leading to the front door.

The rear garden is laid to lawn with fence and wall borders.

There is off road parking which leads to the garage.

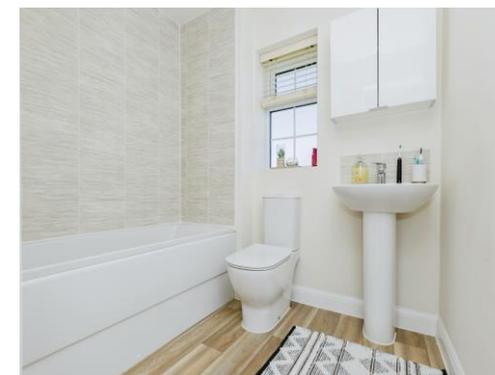
Garage

20' 3" x 10' 4" (6.17m x 3.15m)

With an up and over door at the front.

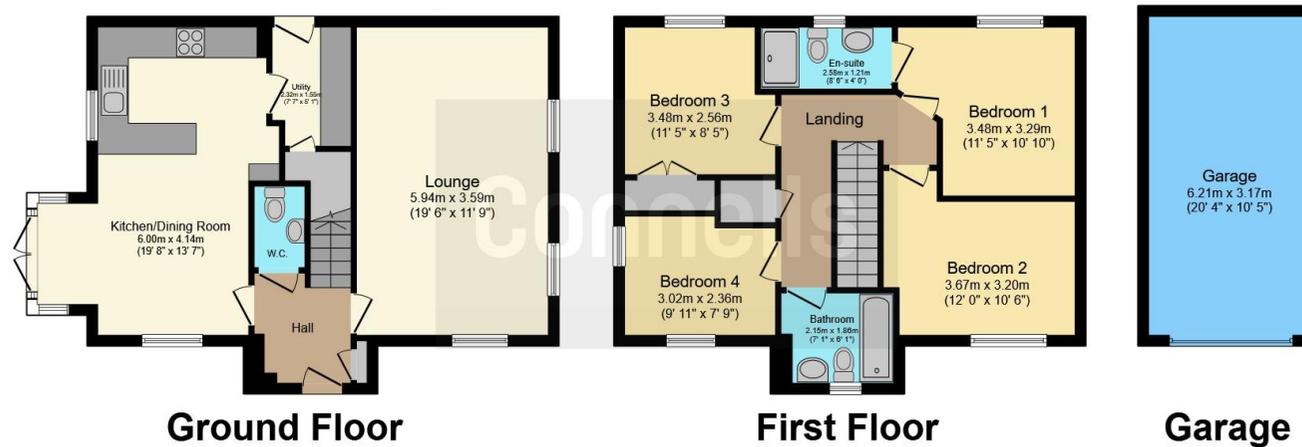
Agents Note:

The current monthly rent charge is £748.69 and the current monthly service charge is £48.17.









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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8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BLA309510

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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