



**Connells**

Ivanhoe 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 and is within easy access for countryside and canal walks.

This recently refurbished detached four bedroom property would make an ideal home for either a family or anyone looking for one level living ready to move into with space. The property is offered to the market with no onward chain and viewing is highly recommended to appreciate this property.

## Porch

With a door to the front of the property and door through to the hallway.

## Hallway

With a door from the porch is open to the kitchen and access to all other accommodation.

## Lounge

16' 11" x 11' 11" ( 5.16m x 3.63m )

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

## Kitchen/ Diner

26' 3" x 10' 4" ( 8.00m x 3.15m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated oven, integrated gas hob with cooker hood over, integrated dish washer, integrated fridge freezer, vertical radiator, pantry cupboard, spot lights to the ceiling, two double glazed windows to the rear of the property and a door to the side.

## Utility Room

There are base units, work surfaces housing the stainless steel sink, cupboard housing the boiler, radiator and double glazed window to the front of the property.

## Shower Room

Located off the kitchen there is a walk in shower cubicle, wc, wash hand basin in a vanity unit, tiled walls and heated chrome towel radiator.

## Bedroom One

13' 10" x 11' 11" ( 4.22m x 3.63m )

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

## Bedroom Two

13' 11" x 8' 11" ( 4.24m x 2.72m )

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

## Bedroom Three

13' 5" x 9' 4" ( 4.09m x 2.84m )

There are two double glazed windows to the side of the property, vertical radiator and central heating radiator.

## Bedroom Four

10' 8" x 8' 11" ( 3.25m x 2.72m )

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

## Bathroom

There is a bath with rainfall shower over, wash hand basin in a vanity unit, wc, tiled walls, heated towel radiator and double glazed window to the rear of the property.

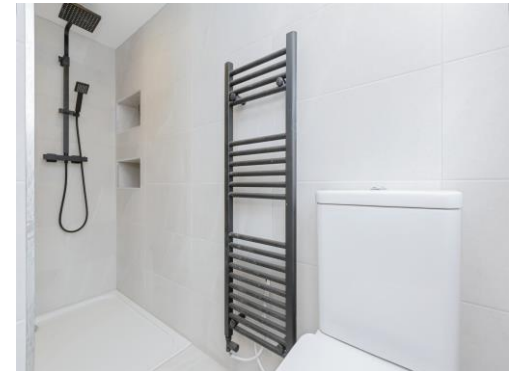
## Outside

At the front of the property there is a driveway providing off road parking.

The rear garden has a lawn, mature trees and fenced borders.

## Garage

With an up and over door to the front and a single door to the side.













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

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**view this property online [connells.co.uk/Property/BLA309205](http://connells.co.uk/Property/BLA309205)**

#### directions to this property:

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Continue along for some time and at the next set of traffic lights turn left onto Saffron Road. Continue a short distance and after the bridge turn right onto Marstown Avenue, then left onto Ivanhoe Road where the property is located.

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold



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Property Ref: BLA309205 - 0003