



Connells

Lansdowne Grove
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.

A rare opportunity to have a home backing onto the canal. This two bedroom property is being offered to the market with no onward chain, Situated on a generous plot with an idyllic rear garden this property must be viewed to be appreciated,

Entrance Hall

With a door to the front of the property and central heating radiator.

Lounge

15' 7" x 10' 8" (4.75m x 3.25m)

With a window to the front of the property, gas fireplace with feature surround, central heating radiator and double glazed patio doors leading through to the conservatory.

Conservatory

With windows to the rear and sides and a door leading out to the garden.

Kitchen

14' 11" x 13' 10" max (4.55m x 4.22m max)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, pantry, electric oven, gas hob with cooker hood over, plumbing for a washing machine, central heating radiator, windows to the front and rear of the property.



First Floor Landing

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

Bedroom One

14' 11" x 11' 1" max (4.55m x 3.38m max)

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

Bedroom Two

12' 4" x 9' 6" (3.76m x 2.90m)

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 a driveway providing ample off road parking and leads to the garage.

The idyllic large rear garden has a patio area, laid to lawn area, summer house, two sheds and backs onto the canal at the rear.

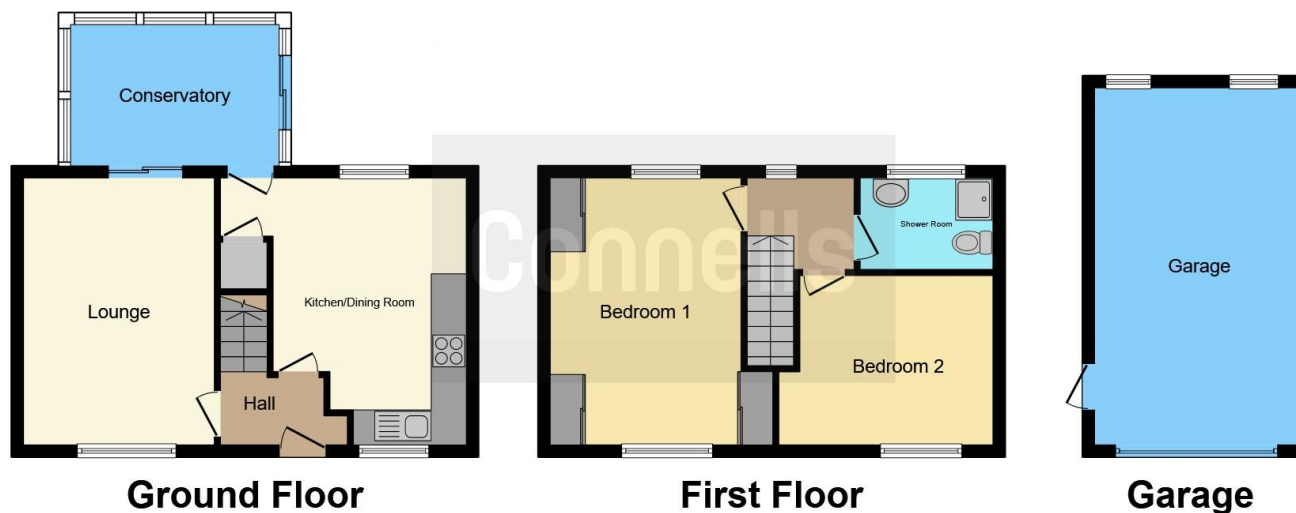
Garage

There is an up and over door to the front, a single door and windows 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309634

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 where the property is located.

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold



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