



**Connells**

Norfolk 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 delightful three bedroom semi-detached property is being offered for sale with no onward chain. Located in the sought after area of Wigston, this home is ideal for families, first time buyers and investors alike. Viewing recommended.

## Porch

With a double glazed door and windows to the front of the property and door to the hallway.

## Entrance Hall

With a door from the porch, double glazed window to the side, central heating radiator, stairs rising to the first floor and under stairs cupboard.

## Lounge/Diner

20' 2" max x 13' 2" max ( 6.15m max x 4.01m max )

With a double glazed window to the front of the property, fireplace, two central heating radiators, coving to the ceiling and double doors through to the sun room.

## Sun Room

11' 5" x 7' 9" ( 3.48m x 2.36m )

Accessed from lounge/diner & kitchen, there is a double glazed window to the rear of the property and central heating radiator.

## Kitchen

15' 3" x 12' ( 4.65m x 3.66m )

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

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

10' 11" x 10' ( 3.33m x 3.05m )

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

## Bedroom Two

12' 5" x 8' 11" ( 3.78m x 2.72m )

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

## Bedroom Three

9' 7" x 6' 8" ( 2.92m x 2.03m )

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, tiled walls, central heating radiator and double glazed window to the rear of the property.

## Separate W.C.

With a w.c. and window to the side of the property.

## Outside

At the front of the property there is a driveway providing off road parking and a car port to the side.

The rear garden has a patio area, lawn and mature shrubs.















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/BLA309353](http://connells.co.uk/Property/BLA309353)

#### 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, left onto Northumberland Road and right onto Norfolk Road where the property is located.

EPC Rating: D Council Tax  
 Band: 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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