



Connells

Ervin's Lock 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 two bedroom semi-detached property is situated in a sought after location and is well presented throughout. The property benefits from a generous sized rear garden and driveway and would make an ideal first time buy or investment purchase.

Lounge

16' x 14' 2" (4.88m x 4.32m)

A door to the front of the property leads into the lounge, where there is a double glazed window to the front of the property, electric fireplace, central heating radiator, storage cupboard and stairs rising to the first floor.

Kitchen/Diner

14' 2" x 8' 7" (4.32m x 2.62m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, tiled flooring, central heating radiator, double glazed windows to the rear of the property and a door leading out to the rear garden.



First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

10' 10" x 9' 1" (3.30m x 2.77m)

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

Bedroom Two

9' 7" x 6' 11" (2.92m x 2.11m)

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

Bathroom

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

Outside

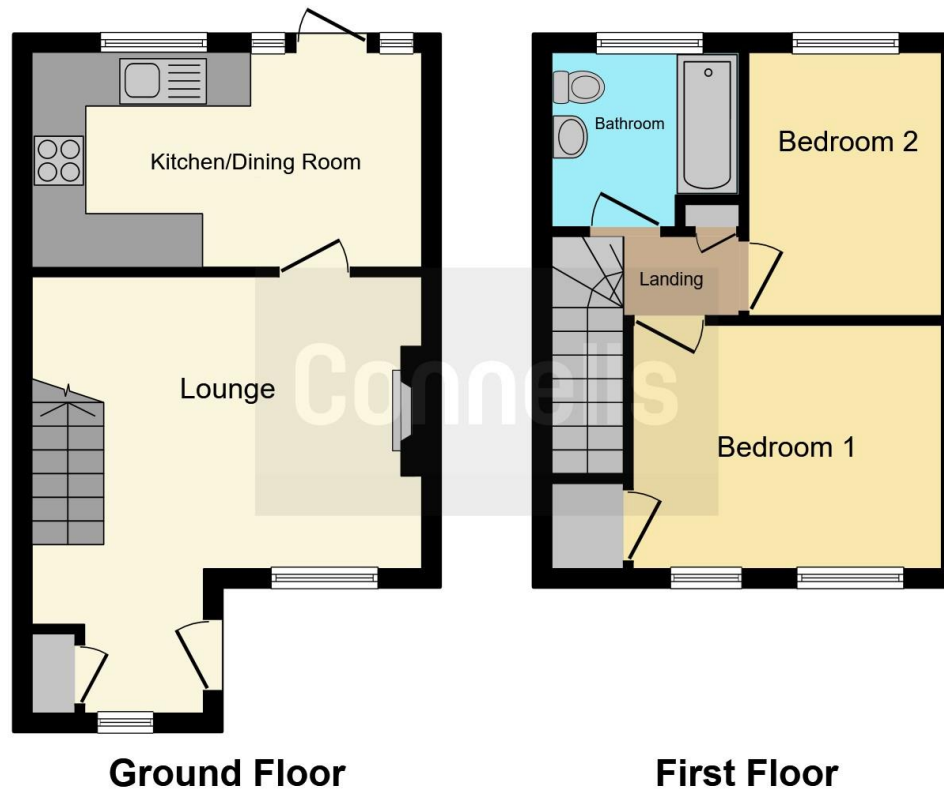
At the front of the property there is a lawn and a block paved driveway at the side. There is a side gate leading through to the rear garden.

The rear garden has a paved patio area, lawn, mature trees, shed and timber fencing.









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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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 and left onto Ervins Lock Road where the property is located.

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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