



2 Culworth Drive
, Wigston, LE18 3XG
Offers In Excess Of £225,000

2 1 1 C

A set of white icons on a red background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon (three horizontal lines) with the letter 'C'.

A fantastic opportunity to purchase this extended two bedroom semi detached house on the ever popular Wigston Meadows Estate within walking distance of Wigston Town Centre and with no upward chain! The property comprises of; Entrance Hall, Lounge, Fitted Kitchen and Dining area to the ground floor. To the first floor is a three piece bathroom and two good size bedrooms. The rear garden is low maintenance and offers a great outdoor space with a majority laid to lawn area and patio area. A driveway to the side of the property provides off-road parking and leads to the single detached garage. In addition to all, the property benefits from gas central heating & UPVC double glazing. Early viewings are highly recommended to avoid disappointment!

- No Upward Chain
- Extended Semi Detached House
- Two Bedrooms
- Off Road Parking
- Garage
- Council Tax Band B
- EPC Rating C



Location

The Wigston Meadows Estate is located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include The Meadow Community Primary School.

Ground Floor

The property is entered through a upvc double glazed front door into the entrance hall with a built in coat cupboard and housing for the meters, arch into the lounge and a staircase rising to the first floor. The lounge has a large window overlooking the front, a door leading into kitchen with a range of matching base and wall units and space for appliances. A door leads onto dining space with patio doors looking onto the rear garden.

First Floor

The landing provides access to all of the first floor rooms. The front bedroom is spacious with a range of fitted wardrobes and a window to the front. The second bedrooms also has ample space for a double bed and a window overlooking the rear garden. The family bathroom with a white three piece suite comprising a toilet, sink and bath with an shower mixer tap over completes the first floor accommodation.

Outside

The front garden is mainly lawned with a driveway large enough for 2 cars provides access to the garage which benefits from an up and over door to the front and UPVC door to the rear.

The rear garden has a patio area, pergola, lawn and borders with shrubs and trees to the bottom.



Floor Plan



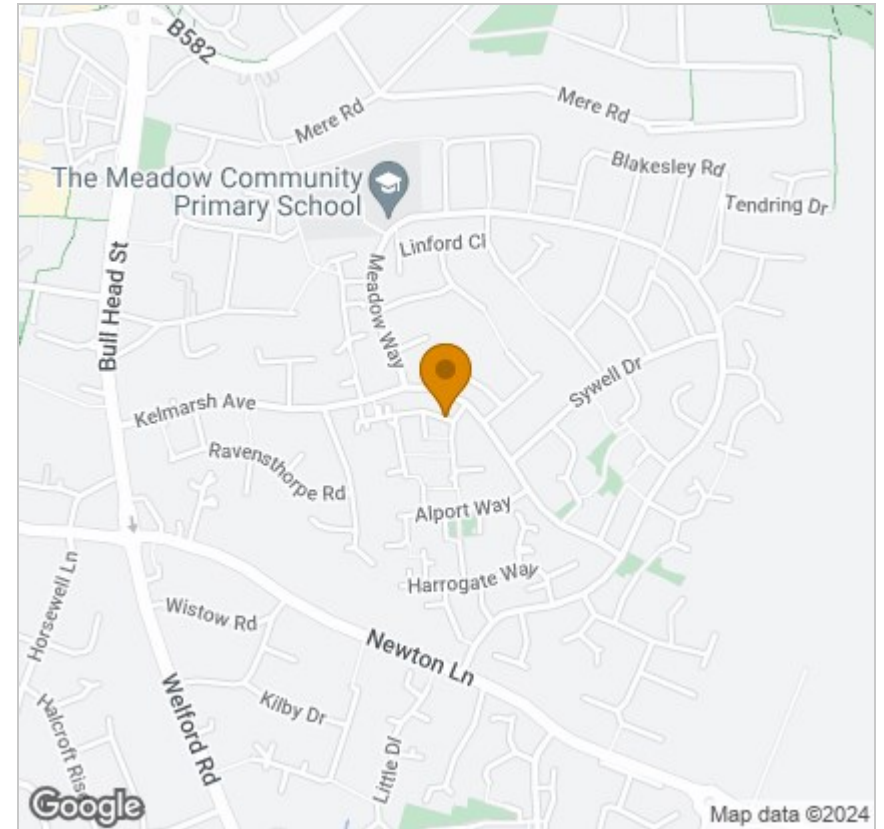
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

