

Aston & Co

ESTATE & LETTING AGENTS



7 St. Ives Road,
Wigston, LE18 2JB

Asking Price £400,000



Recently re-furbished, beautifully presented family home on the popular Little Hill Estate. Convenient for schools & local amenities & having easy access to Leicester City Centre & the motorway network.

- Detached Family Home
- Three Double Bedrooms
- Off Road Parking
- Recently Renovated Throughout
- Walking Distance to Local Schools & Amenities
- Low Maintenance Rear Garden
- Council Tax Band D
- EPC Rating C



SUMMARY

Recently extended, re-ordered and fully renovated to a very nice standard, the property benefits from uPVC double glazing and gas central heating. Standing behind a gravelled front garden, providing standing for several vehicles, the house is conveniently located on the popular Little Hill development close to the centre of Wigston and having easy access to local primary and secondary schools..

GROUND FLOOR

The ground floor has been extended, completely re- designed and briefly comprises: an entrance hall providing access to the utility room with downstairs WC off, a magnificent open plan living, dining kitchen with a total floorspace measuring an impressive 22'3" x 19'9" including a very spacious sitting area opening into the dining kitchen. The dining area has ample space for a family dining table with a large glazed door providing views of the garden and access onto the patio. The Kitchen area has been fitted with a range of modern units and integrated appliances including; Dishwasher, Fridge, Freezer, Double Oven, Hob and Wine Cooler. The former garage has been converted into a second reception room and would make the perfect playroom, family room or office space.

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 overlooking the rear garden. The second and third bedrooms also have ample space for a double bed and windows overlooking the front and rear of the property. The family shower room has recently been beautifully re-fitted with walk in shower, floating vanity unity and a stainless steel towel rail style radiator to complete the first floor accommodation.

OUTSIDE

The front garden has been mainly gravelled and provides parking for 2/3 cars with pedestrian access to the rear garden.. Skilfully landscaped with low maintenance in mind, the rear garden has a paved patio area, an AstroTurf lawn and a play gym. The hot tub shown in the photos may also be available to the buyer.

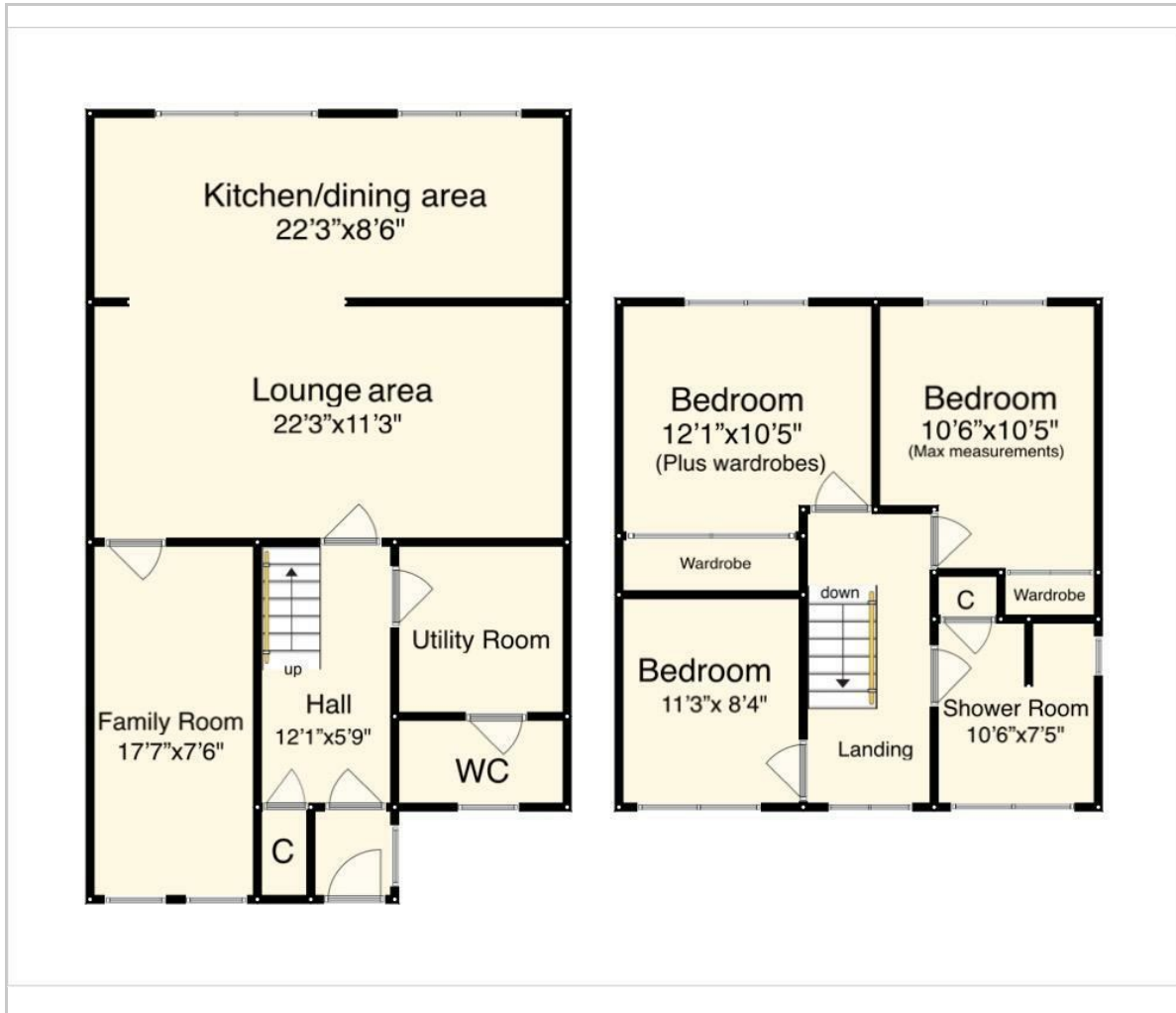
LOCATION

Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wichingstone had become known as Wigston Two Steeples or Two Spires as it was unusually the home of 2 spired churches known today as All Saints & St. Wistans.

The village has grown into a thriving town in recent years with a number of housing developments spreading in all directions around the busy town centre with a choice of Banks, public houses and restaurants, and a comprehensive selection of shops.



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.

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Area Map



Energy Efficiency Graph

