



20 Carey Close, Wigston  
Littlehill Estate, Wigston, LE18 2RX  
Asking Price £240,000





Set within a quiet cul-de-sac on the very popular Little Hill Estate in Wigston is this well appointed semi-detached bungalow that is being sold with no upward chain. The property briefly comprises of; Entrance Hall, Two double bedrooms, Lounge, Kitchen Diner and Shower Room. To the outside of the property is off road parking for multiple cars and a low maintenance rear garden over two levels. The property also benefits from Gas Central Heating, Double Glazing and a recently re fitted kitchen and shower room.

- Available With No Upward Chain
- Semi Detached Bungalow
- Two Double Bedrooms
- Recently Fitted Kitchen & Shower Room
- Off Road Parking For Multiple Vehicles
- Walking Distance to Local Amenities
- Council Tax Band C
- EPC Rating D





## Location

Forming part of the Borough of Oadby & Wigston in the Harborough district of Leicestershire, Wigston lies 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, the town centre has a good selection of shops including national chains and independent traders

## Kitchen Diner

16'6 x 8'6 (5.03m x 2.59m)

Fitted with a range of matching base and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a Gas Hob with extractor oven, fitted oven and space for a fridge. Plumbing for a washing machine, sink & drainer, uPVC double glazed window to the front and side aspect.

## Lounge

16'6 x 10'10 (5.03m x 3.30m)

Radiator and electric fire to side aspects, double glazed window to the front aspect

## Bedroom One

12'4 x 9'11 (3.76m x 3.02m )

Fitted with matching base and wall mounted wardrobes, radiator to rear aspect, double glazed window overlooking the rear garden

## Bedroom Two

9'9 x 8'1 (2.97m x 2.46m )

Radiator to side aspect, double glazed french door to access the garden

## Shower Room

8'3 x 5'2 (2.51m x 1.57m )

Fitted with a modern three piece suite comprising of walk in shower, vanity unit with basin and a low level toilet. The bathroom also benefits from a heated towel rail, storage cupboard, spotlights and two obscure uPVC double glazed windows to the side aspect.

## Outside

To the front of the property is a tarmac driveway providing off road parking for multiple vehicles which in turn leads to the front door and garage.

To the rear is a spacious rear garden set over two levels.



## 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

