



FOR SALE  
Aston & Co  
ESTATE & LETTING AGENTS  
01162 883872

57 Shackerdale Road  
, Wigston, LE18 1BR  
£270,000





In a prominent, elevated corner position on the borders of Wigston & Knighton, this 3 bedroom family home is convenient for local schools and amenities with easy access to Leicester & Wigston centres, fosse park & the motorway network.

- SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS AND A CONSERVATORY
- 3 BEDROOMS
- FAMILY SHOWER ROOM
- DRIVE AND SINGLE GARAGE
- CONVENIENT FOR SCHOOLS AND AMENITIES
- COUNCIL TAX BAND C
- EPC RATING D





## SUMMARY

Benefiting from Gas Central Heating and uPVC double glazing, this spacious family home, available with no upward chain, stands in a prominent corner position close to the borders of Wigston and Knighton, convenient for local shops and schools and having easy access to Wigston town centre and Leicester city centre.

Set in a slightly elevated position behind timber fencing with a wide path to the front door and a drive providing access to the front door the house is entered through an enclosed porch and briefly comprises: a spacious hallway, two good sized reception rooms, the rear room having a uPVC conservatory off, and a kitchen. Upstairs off the landing there are 2 double bedrooms, a single bedroom and a family shower room. The rear garden has been mainly hard landscaped.

## THE ACCOMMODATION

This spacious 3 bedroom semi-detached family home stands on a wide corner plot with low maintenance gardens to 3 sides. Whilst it has been well maintained by the current owner, it would benefit from some internal modernisation and has some scope for extension to the side.

An enclosed porch leads through into the spacious entrance hall with doors off to the ground floor rooms and a staircase rising to the first floor with 2 storage cupboards under.

The front reception room with a walk-in bay window to is currently used as a dining room. The slightly larger second reception room is currently used as a lounge with sliding patio doors leading into the uPVC conservatory providing an extra seating area, views of the rear garden and access to the patio. The larger than average kitchen for a property of this style has been fitted with a range of base and wall units with space and plumbing for white goods, a fitted under oven with a gas hob. A window overlooks the rear garden and a door provides access onto the patio.

Upstairs, the spacious landing with a window to the side provides access to the first floor accommodation. Bedroom 1 has a bay window overlooking the front and a range of fitted furniture.

A slightly larger second bedroom, also having a range of fitted wardrobes overlooks the back garden. Bedroom 3 is a good sized single room overlooking the front.

A refitted family shower room comprising a toilet, sink and a walk-in shower enclosure completes the first floor accommodation.

## OUTSIDE

Enjoying a prominent position on the corner of Shackerdale Road and Croft Drive the wide frontage with a gentle slope up to the house has black slate style paving leading to the front door, across the front of the house and down to the drive which provides vehicle standing and access to the garage. Shaped lawn areas to the front have flower borders set behind low timber fencing.

The private rear garden has been skilfully hard landscaped with block-paving and mature shrubbery borders

## THE AREA

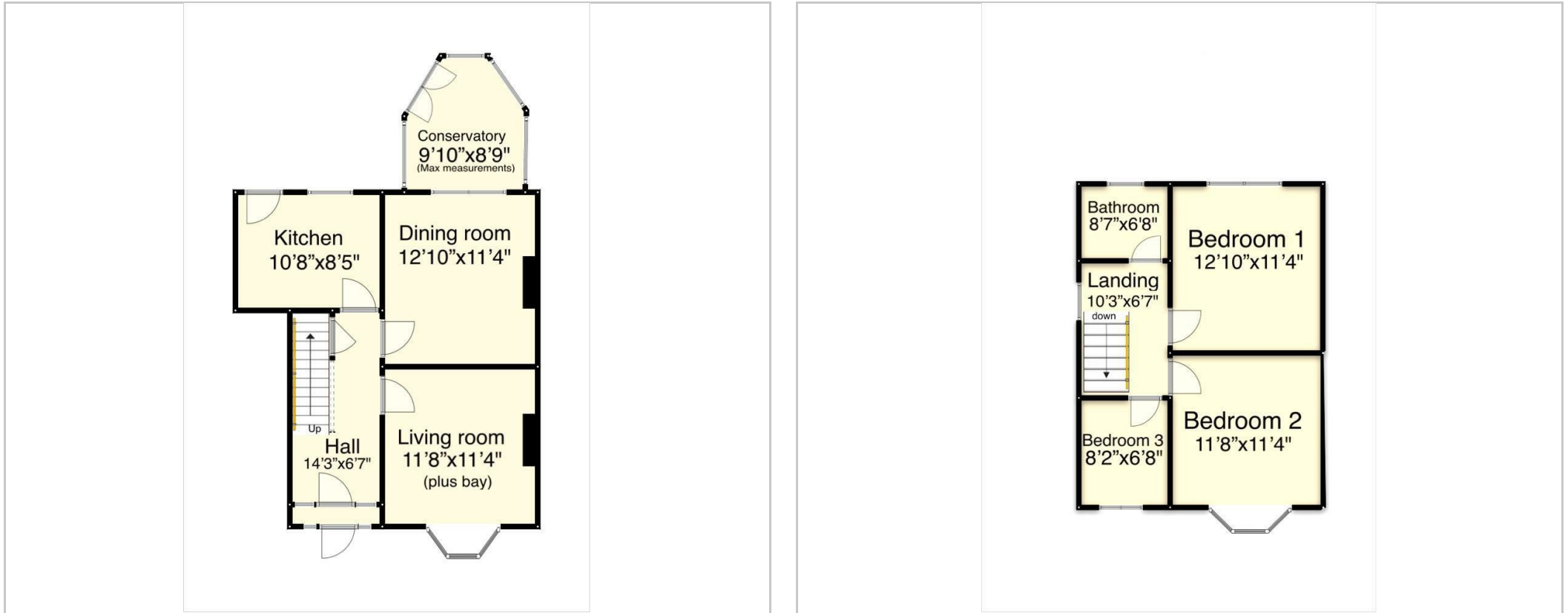
Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside 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.

Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.



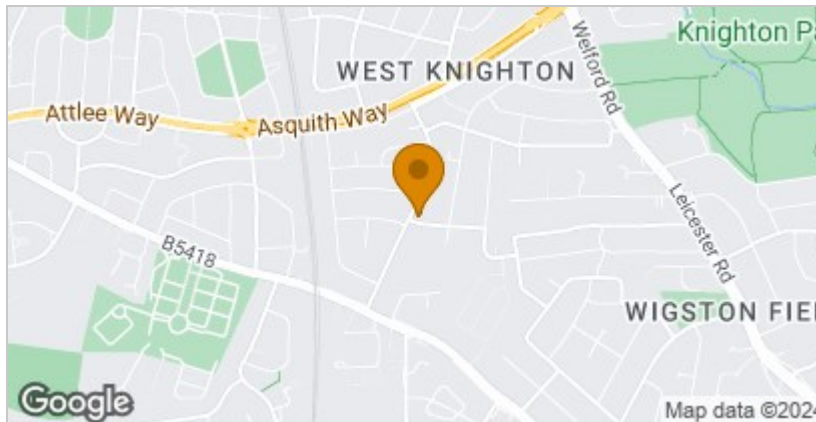
## Floor Plans



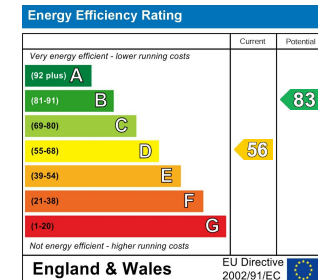
## Viewing

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

## Area Map



## Energy Efficiency Graph



**Aston & Co**  
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