



22 Pen Close
, Leicester, LE2 6TT
£200,000

Extremely convenient for schooling, local amenities in Wigston & Blaby and having easy access to Fosse Park & the motorway network. A pleasantly presented family home with parking for several cars and a good sized rear garden.

- SEMI-DETACHED FAMILY HOME
- GOOD SIZED LOUNGE DINER
- 2 DOUBLE BEDROOMS AND A FAMILY BATHROOM
- PARKING FOR SEVERAL VEHICLES
- GENEROUS REAR GARDEN
- STORAGE/WORKSHOP OUTBUILDINGS
- CONVENIENT FOR LOCAL TOWNS AND MOTORWAYS
- CLOSE TO SCHOOLS
- EPC rating Council tax band A
- Available Broadband - standard - superfast -ultra. See ofcom broadband checker



SUMMARY

Benefiting from Gas Central Heating and Double Glazing this 2 bedroom family home is extremely convenient for local schooling and the amenities in Both Wigston and Blaby, and enjoys excellent transport links.

Having ample parking for approx. 4 vehicles on the block-paved frontage and a generous rear garden the house is entered through a uPVC front door and briefly comprises: An entrance hall with stairs rising to the first floor, a door into the through lounge diner and a kitchen with door into pedestrian passage with doors to the front and rear, and an outbuilding which could be used for storage, as a workshop or utility area. Upstairs, the landing provides access to 2 generously proportioned double bedrooms and a re-fitted family bathroom.

THE ACCOMMODATION

Towards the end of a long cul-de-sac, No 22 Pen Close stands behind a deep block-paved frontage providing hard standing for several vehicles.

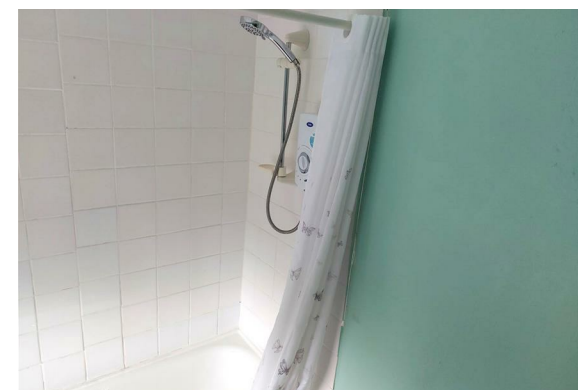
The entrance hall has a staircase rising up to the first floor landing and doors leading into the first floor rooms. The generously proportioned lounge/dining room has laminate flooring, a feature fire surround with a flame effect fire and windows to front and rear.

The kitchen has been fitted with a range of base and wall units with a wall mounted Worcester Bosch central heating boiler and space/plumbing for white goods. A window overlooks the rear garden and a door leads into a lean-to style passage with doors to the front and rear. An outbuilding leads off which can be used for storage, as a workshop or a utility room.

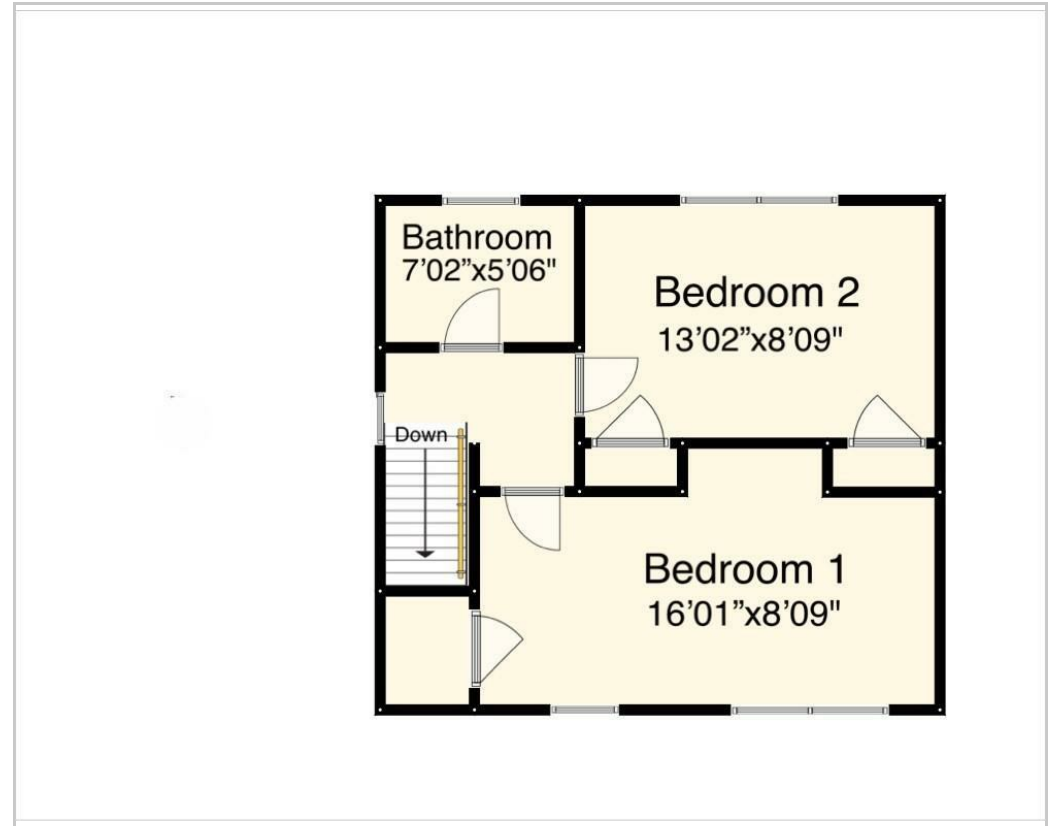
Upstairs, the landing provides access to the main bedroom with a built in cupboard and a window to the front. The rear garden is also large enough for a double bed. It has 2 built in cupboards and a window to the rear.

The family bathroom comprising a toilet, sink and bath with electric shower over completes the accommodation.

The fenced rear garden has a large paved patio area, a good sized lawn with shrub borders.



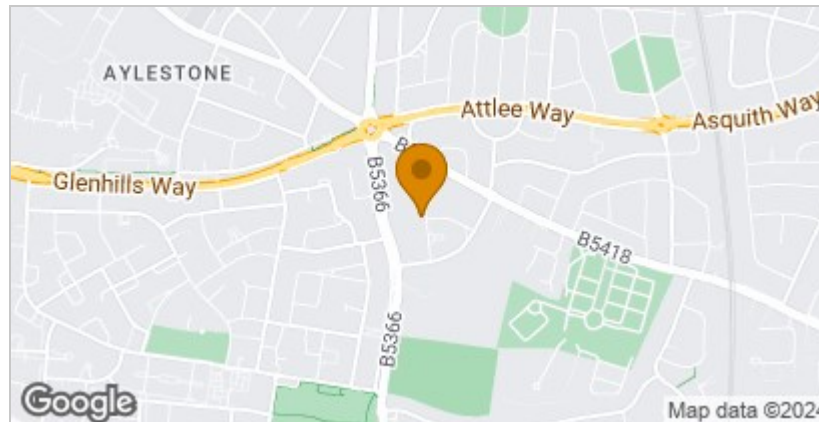
Floor Plans



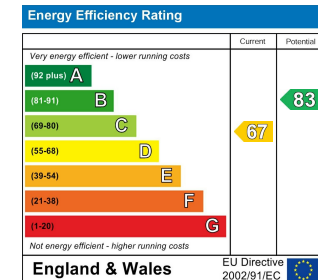
Viewing

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
ESTATE & LETTING AGENTS

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