

# Aston & Co

ESTATE & LETTING AGENTS



16 Broad Meadow

Wigston Harcourt, Wigston, LE18 1LH

£350,000





Extended & Improved, beautifully presented detached bungalow on a generous corner plot with landscaped gardens, ample parking and a single garage. Superb cul-de-sac location, convenient for Town centre amenities.

- DETACHED BUNGALOW
- EXTENDED TO SIDE & REAR
- 2 RECEPTION ROOMS
- 2 EXTENDED DOUBLE BEDROOMS
- REFITTED KITCHEN
- MODERN BATHROOM
- LANDSCAPED GARDENS WITH PARKING & GARAGE
- COUNCIL TAX BAND C
- EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker





**INTRODUCTION**

Presented to the market with no upward chain, this skilfully extended and beautifully presented detached bungalow stands on a generous corner plot with landscaped gardens to 3 sides and a driveway providing hard standing for several vehicles and access to the single garage. Benefiting from Gas central heating and uPVC double glazing, this delightful property enjoys a cul-de-sac location in the popular Wigston Harcourt area of the town with easy access to the town centre amenities.

The property is entered through a uPVC double glazed door and briefly comprises: An entrance hall, a re-fitted kitchen, A lounge/living room, separate dining room, 2 extended bedrooms and a family bathroom.

**THE ACCOMMODATION**

Situated in the much favoured area of Wigston Harcourt on the edge of the South Leicestershire town of Wigston Magna, yet having easy access to the town centre and all of its amenities, this delightful bungalow which has been thoughtfully extended and carefully maintained is available with no upward chain in a quiet cul-de-sac location.

Standing behind a neatly landscaped front garden sweeping round to the side and having a tar-mac driveway leading to the main entrance and the single brick built garage, the bungalow is entered through a double glazed front door into a spacious L shaped entrance hall.

To the front of the property, the kitchen has been re-fitted with a range of modern white base and wall units with built in appliances including an electric double oven, hob and hood over, black worktops with a stainless steel sink & drainer, and space/plumbing for white goods.

Conveniently located next to the kitchen, the extremely spacious dining room has ample space for a large family dining suite, a brick fire surround and a window to the front.

A glazed door leads through to the similar sized living room with again having a brick fireplace and French doors providing views of the garden and access onto the patio.

Bedroom 1 is a generously sized double room with a range of fitted furniture, extended to the rear to provide a useful dressing area with a window overlooking the rear garden.

Bedroom 2, also large enough for a double bed has a similar extension with a window to the rear.

The re-fitted family bathroom comprising a toilet, vanity unit with a sink and a bath with shower over completes the accommodation.

**OUTSIDE**

The gardens are a particularly pleasant feature of the property. Standing in a prominent corner position, the front garden, sweeping round to the side has been mainly lawned with flower beds, mature shrubs and a tar-mac drive leading down the side to the front door and the brick built single garage with light and power and an up and over door. A timber gate provides pedestrian access to the individually designed rear garden.

Professionally hard landscaped, the rear garden has decoratively slabbed patio areas flower beds and gravelled areas with mature well-stocked shrubbery borders providing a high level of privacy from neighbouring properties.

**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 Plan



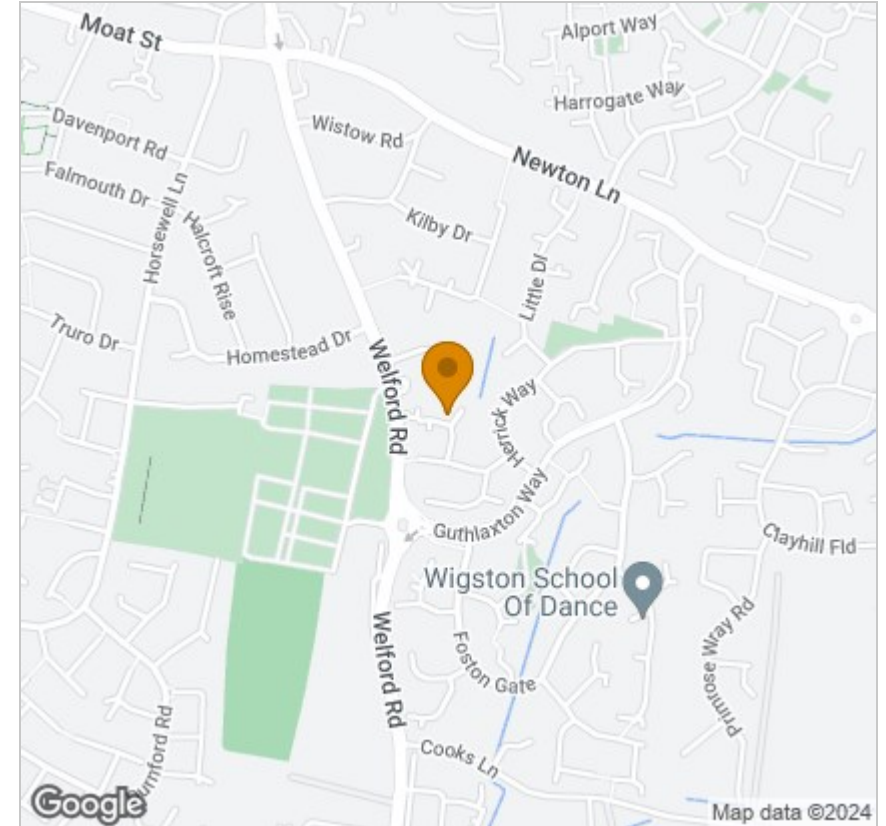
## Viewing

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.

**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**  
**Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

