



2 Amesbury Road

, Little Hill Estate, Wigston, LE18 2RB

£500,000



Situated in a prominent location benefitting from a larger than average corner plot is this very well presented four bedroom detached family home. The property has granted planning permission for a 2 storey side and part rear extension, single storey rear and partial front extensions, to make the property a five double bedroomed detached home with extra living accommodation and utility space.

This spacious family home comprises of a porch, downstairs WC, spacious open plan living/dining & kitchen space with double patio sliding doors for the rear garden.

Stairs from the lounge lead up to the first floor, where there are four bedrooms and a family bathroom.

To the rear is a very large rear garden with huge potential for an outbuilding (stpp) or to add extension to the side and rear of the property. To view the approved drawings from October 2020, (now expired) the planning application number is 20/00282/Ful - Oadby & Wigston Council.

- Four Bedrooms
- Detached Family Home
- Open Plan Living/Kitchen Accommodation
- Recently Fitted Kitchen With Integrated Appliances
- Recently Fitted Shower Room Upstairs & Downstairs W/C
- Scope to Extend - Planning Permission Granted in October 2020 - Application Number 20/00282/Ful
- Corner Plot With Large Front, Side & Rear Gardens.
- Double Garage & Off Road Parking
- Council Tax Band D
- EPC Rating D



Location

This family home is conveniently located for local shopping, schools and amenities with excellent road links to the city, Fosse park retail shopping Centre and local motorways.

DRAFT DETAILS AWAITING VENDOR APPROVAL

Porch

5'9 x 7'4 (1.75m x 2.24m)

Downstairs W/C

3'5 x 5'5 (1.04m x 1.65m)

Lounge/Kitchen

19'7 x 30 (5.97m x 9.14m)

Bedroom One

12'5 x 12'2 (3.78m x 3.71m)

Bedroom Two

9 x 10'7 (2.74m x 3.23m)

Bedroom Three

12'3 x 7'9 (3.73m x 2.36m)

Bedroom Four

12'4 x 6'6 (3.76m x 1.98m)

Upstairs Bathroom

7'6 x 8'1 (2.29m x 2.46m)

Outside

Garage

Valuation

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on 0116 288 3872 and one of the team will happily arrange an appointment.

Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on 0116 288 3872 and we can arrange an appointment at a convenient time that suits you.



Floor Plan



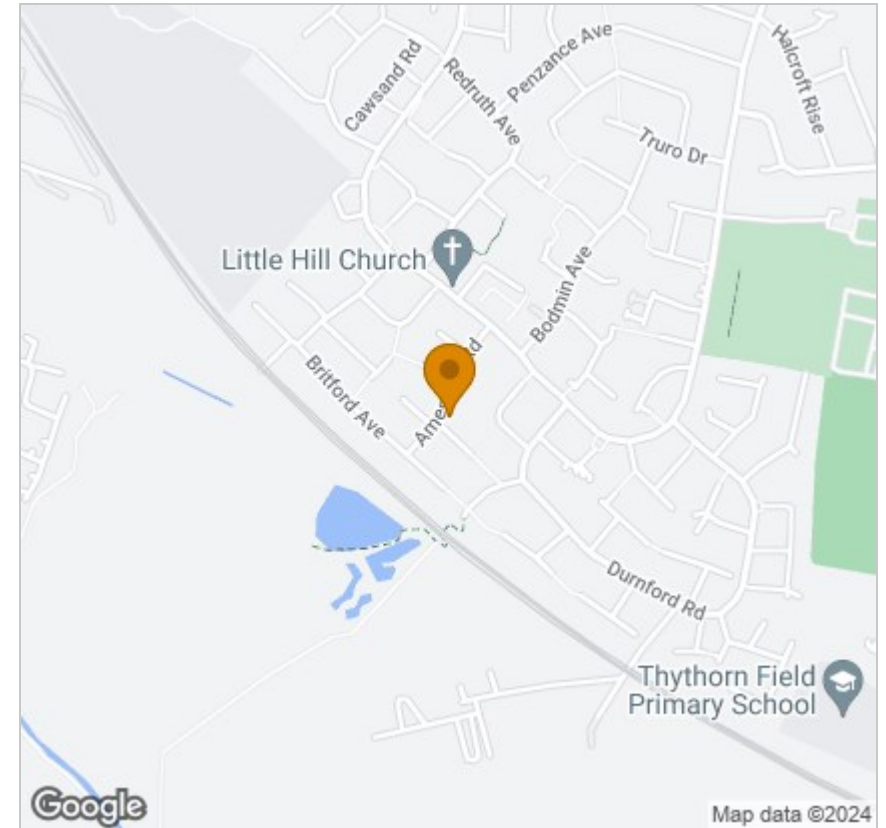
Viewing

Please contact our Wigston Lettings 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

