



**3 Homestead Drive**  
Wigston, LE18 2HP  
**£1,300 Per Month**



Available Immediately! This newly refurbished three bedroom semi- detached home, sitting on a corner plot, situated in the highly sought after location of Little Hill, Wigston.

Finished to a very high standard throughout, having gone through a full refurbishment from top to bottom, consisting of a brand new central heating system with a new boiler, a full rewire, a brand new kitchen, new bathroom, new doors and flooring and in addition to all, a brand new landscaped front and rear garden. The property has been newly rendered at the front, side and rear along with the new wall at the front and rear garden space.

Accommodation, in brief, comprises of; Entrance Hallway with storage under the stairs, Lounge to the front aspect, and an open plan kitchen/diner to the rear of the property.

To the first floor, there are three bedrooms (two doubles & one single) and a newly fitted three piece bathroom suite.

To the rear of the property sits a well presented rear garden space. The property benefits from being on a corner plot,

- Three Bedroom Semi-Detached Home
- Available Immediately
- Fully Refurbished Throughout
- Brand New Kitchen & Bathroom
- Brand New Central Heating & Fully Rewired
- Front, Side & Rear Landscaped Gardens
- Fully Double Glazed
- Off Road Parking & Garage Space
- Council Tax Band C
- EPC Rating D



**Location**

The Little Hill area of Wigston is a suburb situated to the South of Leicester City Centre. The property is excellent for transport links for commuting to Leicester City centre via a car or bus routes within walking distance.

The location is great for local schooling for all age groups from Primary, Secondary & Colleges.

A popular local hub the main High Street provides a wide range of local shops, amenities, restaurants and eateries.

**Draft Details Awaiting Vendor Approval**

**Entrance Hallway**

Entered via a UPVC double glazed door, tiled flooring, storage cupboard under the stairs, radiator, power points in brushed chrome and a UPVC double glazed window to front aspect

**Lounge**

12'8 x 10'10 (3.86m x 3.30m)

Oak door with glass, spacious and light reception with cream carpeted flooring, power points in brushed chrome, UPVC double glazed window to the front aspect, radiator.

**Open Plan Kitchen/Diner**

8'9 x 19 (2.67m x 5.79m)

The kitchen has been fitted with a range of wall mounted and base level units in a sandstone colour. The kitchen has square edged work surfaces in white, CDA electric hob and Extractor fan, stainless steel sink with drainer unit facing the side aspect out the window. The kitchen also benefits from space for a freestanding fridge and freezer & washing machine space. The walls around the kitchen units are tiled with brick effect grey tiles and the floor is tiled in brown. There are spotlights in the kitchen and a pendant light in the dining section. There is a UPVC window facing the rear aspect from the dining area, a UPVC window facing the side garden in the kitchen area and UPVC double glazed door allowing access to the rear garden. Brushed chrome sockets and switches, radiator.

**Bedroom One**

12'11 x 10'9 (3.94m x 3.28m)

Brown Oak door with chrome handles, UPVC double glazed window to the front aspect. Power points in brushed chrome, radiator

**Bedroom Two**

11'2 x 10'9 (3.40m x 3.28m)

Brown Oak door with chrome handles, UPVC double glazed window to the rear aspect. Power points in brushed chrome, radiator

**Bedroom Three**

7'6 x 6'3 (2.29m x 1.91m)

Brown Oak door with chrome handles, UPVC double glazed window to the front aspect. Power points in brushed chrome, radiator

**Bathroom**

5'5 x 7'7 (1.65m x 2.31m)

Newly fully fitted three piece bathroom suite comprising of; panel bathtub with shower over, w/c, sink with vanity unit, grey tiled walls, UPVC double glazed frosted window overlooking the rear & side aspect, spotlights and heated towel rail.

**Outside Front**

The front garden is laid with lawn and stones. There is off road parking for 1 vehicle and enclosed garden space with the new rendered wall at the front. There is access to the side of the property which has huge scope for a potential extension, subject to planning permission.

**Outside Rear**

To the rear of the property sits an impressive renovated rear garden. The garden includes a raised area with new lawn and a new rendered wall with steps up to laid-to-lawn garden. To the side is further garden space laid with lawn and a footpath from the side access via a gate.

At the bottom of the garden is a single detached garage with space for parking in front, being gated via wooden double gates.

**Valuation**

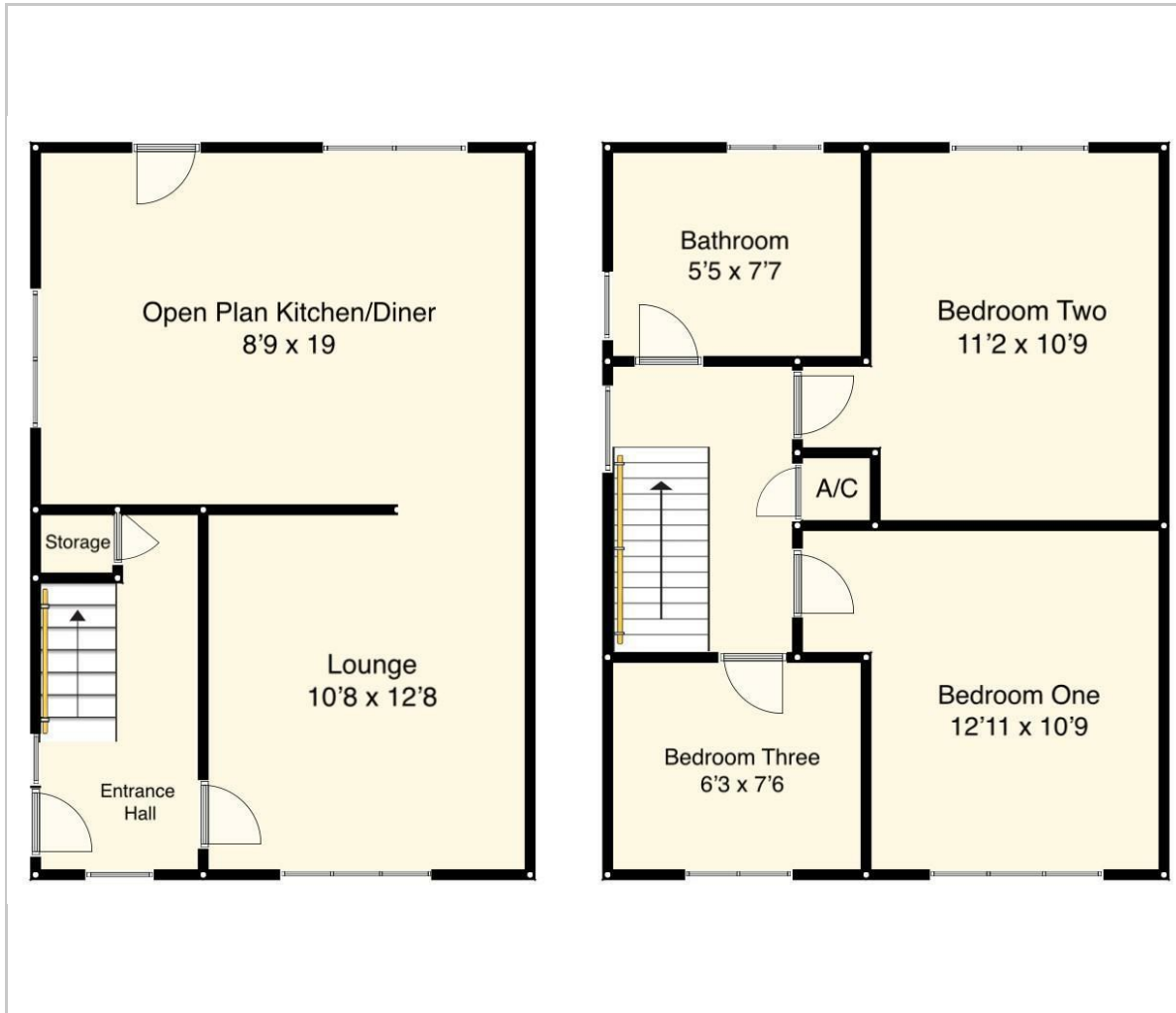
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on 0116 288 3872 and one of the team will happily arrange an appointment.

**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



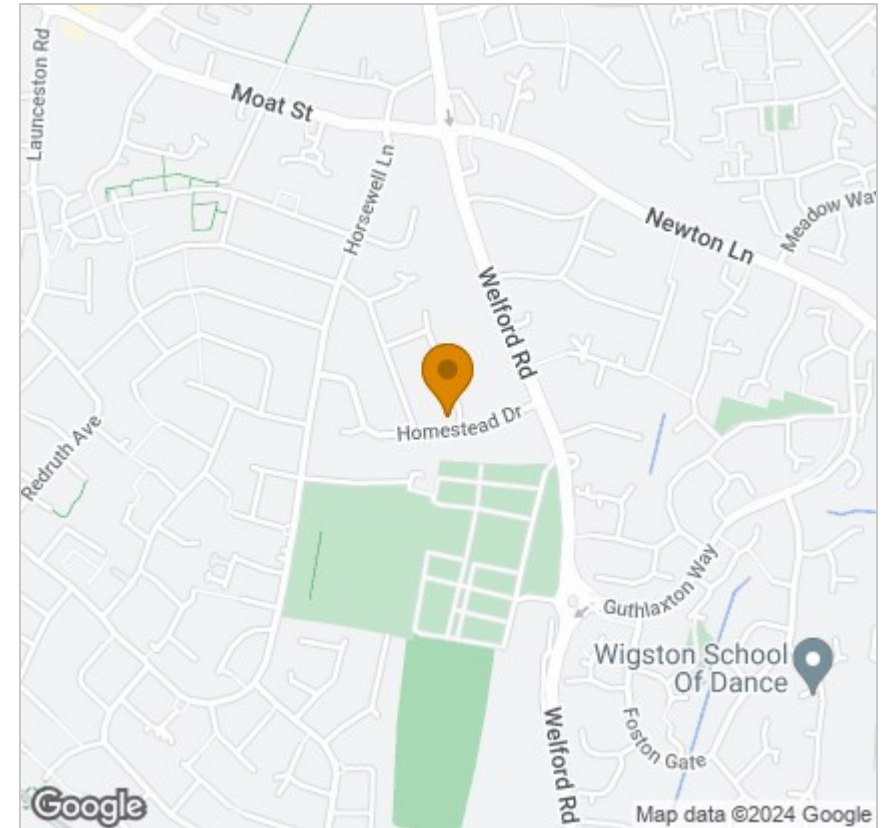
## Viewing

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

