

Aston & Co

ESTATE & LETTING AGENTS



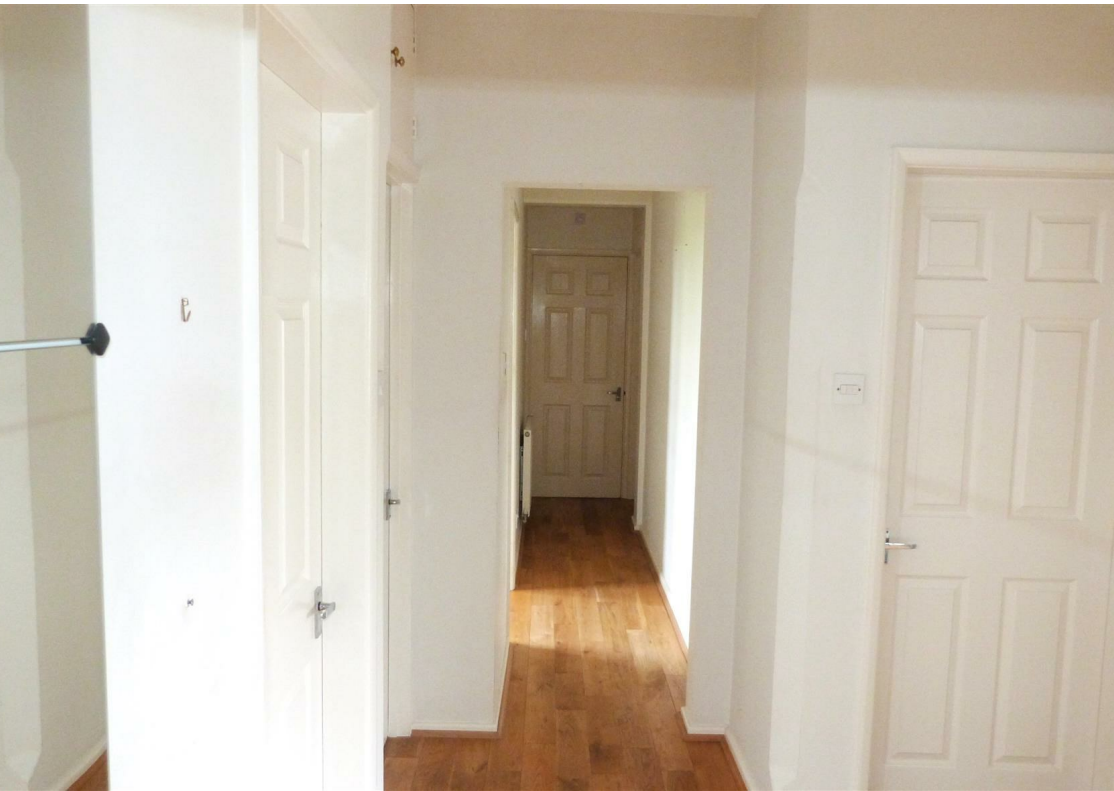
34 Newton Lane
, Wigston, LE18 3SE

£425,000



Extended & improved detached family home on a generous plot in one of Wigston's most favoured locations. Convenient for schools & town centre amenities. Easy access to Leicester, Fosse Park & the motorway network.

- 2 BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING & Upvc DOUBLE GLAZING
- LOUNGE /DINING ROOM
- NEWLY REFITTED KITCHEN AND UTILITY ROOM
- 2 DOUBLE BEDROOMS
- BATHROOM /WETROOM AND SEPARATE SHOWER ROOM
- GOOD SIZED GARDENS WITH PARKING AND GARAGE
- SUPERB LOCATION
- EASY ACCESS TO LOCAL AMENITIES & EXCELLENT ROAD AND RAIL LINKS
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

Standing in an elevated position with extensive parking to the front, 34 Newton Lane has been extended, improved and flexibly designed with scope to further extend and re-order subject to the usual consents. Boasting a generous plot on a highly desirable stretch of road just a short distance from the town centre and all of its amenities and convenient for Leicester city centre, Fosse retail park and the motorway network via the nearby A563 Outer Ring Road.

Benefiting from uPVC double glazing and Gas Central heating, this delightful family bungalow stands well back from the road and briefly comprises: A spacious reception hall, an inner hall providing access to the accommodation, a spacious lounge with an archway to the dining room; a recently refitted kitchen with integrated appliances, a utility room, 2 double bedrooms, a family bathroom and wc, and a separate shower room. A ladder style staircase rises from the hall into a loft room.

THE ACCOMMODATION

Screened From the road by mature shrubbery and set behind a large block paved driveway, this extended and much improved bungalow represents an incredible opportunity to acquire a family home in one of Wigston's most sought after locations with potential to extend or re-develop subject to the necessary consent. The house is entered through a uPVC double glazed door into a spacious reception hall with views over the front garden. A step rises up to a inner hall with natural wood flooring which extends throughout the living accommodation. Doors lead off the inner hall providing access to the rest of the bungalow and a ladder style staircase rises up to the loft room currently used as a hobbies room but with scope to add a full staircase and increase the living area into the loft space.

To the left of the hall, the lounge is a spacious living area with a feature fireplace, a bay window overlooking the front and an archway into the open plan dining area which has ample space for a large family dining table. The kitchen area has been recently re-fitted with a range of modern base and wall units with quality integrated appliances, a window overlooking the rear garden and a door back into the hall. French doors in the dining area provide views of the garden and access into the spacious garden room style conservatory with double glazed windows, a central heating radiator and electric stove, and 2 sets of French doors into the garden.

The family bathroom has a modern suite comprising a sink, bath with shower over, a wet room style shower area, with a separate wc next door. Further down the hall there are 2 double bedrooms. Bedroom 1 has a range of fitted furniture and a bay window overlooking the front garden. Bedroom 2 has been extended and has a window overlooking the rear garden. The utility room at the end of the hall has worktop, wall cupboards and space and plumbing for a washing machine and tumble dryer. A shower room comprising a toilet, sink and walk-in shower enclosure completes the internal accommodation

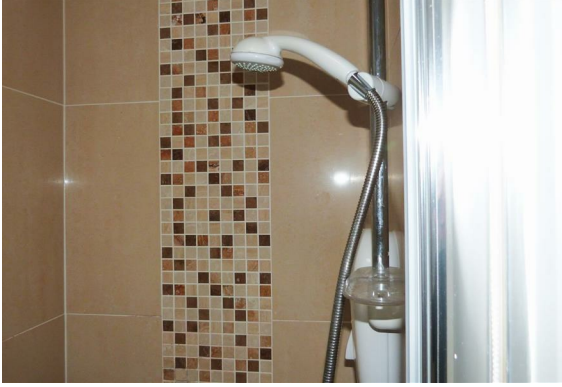
OUTSIDE

The gardens are an important feature of the property. Enjoying an elevated position, the deep frontage has been mainly block paved providing standing for several vehicles and access to the larger than average single garage. Landscaped borders stocked with mature shrubbery provide screening from the road and from neighbouring properties and gated pedestrian access leads to the rear garden. The rear garden has been thoughtfully landscaped with ease of maintenance in mind. A decked balcony area outside the conservatory has steps down to a gravelled area with decorative paving and a raised lawns. Mature well-stocked borders provide a high level of privacy

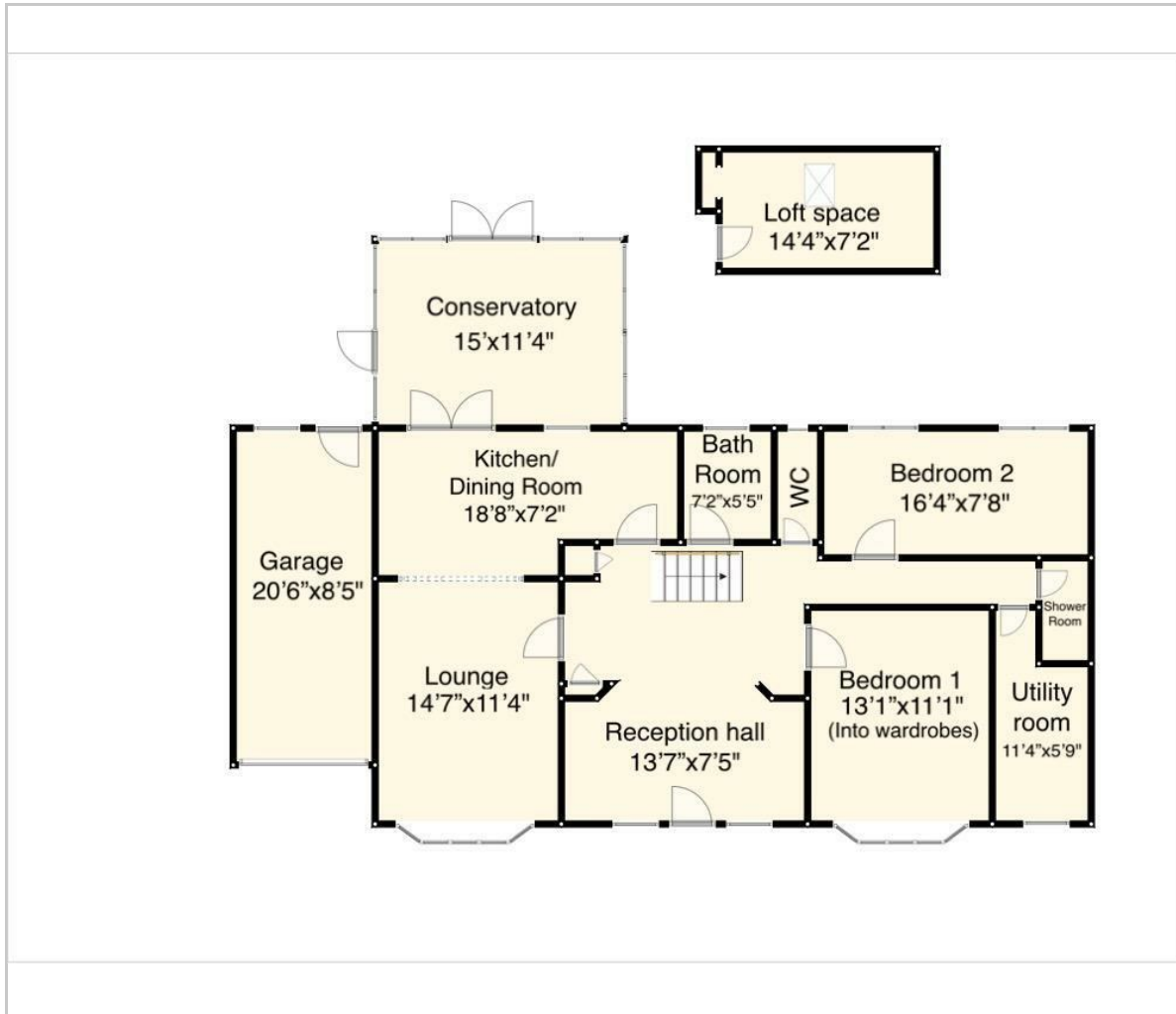
THE AREA

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.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	