

Aston & Co

ESTATE & LETTING AGENTS



5 Farndale

, Wigston, LE18 3XP

O.I.E.O £400,000



Thoughtfully extended, beautifully presented family home with landscaped gardens on a large plot in a highly desirable location. Convenient for local schools & amenities & having easy access to Leicester and excellent road & rail links.

- DETACHED FAMILY HOUSE
- REFITTED KITCHEN
- GROUND FLOOR BEDROOM
- 3 FIRST FLOOR BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- EXTENSIVE PARKING AND GARAGE
- LARGE LANDSCAPED GARDENS
- CONVENIENT FOR SCHOOLS AND TOWN CENTRE AMENITIES
- EXCELLENT ROAD AND RAIL LINKS
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

Boasting a prominent position in a highly respected cul-de-sac on The Meadows development in the popular South Leicestershire town of Wigston, No 5 Farndale stands on a very generous plot and has been skilfully extended with the addition of a fourth bedroom having its own en-suite shower room which would be ideal for an older relative or a teenager wanting their own space, or could equally be used as a family room, gymnasium or as work from home space. Much improved by the current owners, the property stands well back from the road with beautifully landscaped gardens to the front and rear and having standing space for several vehicles on the drive and access to the garage. The property benefits from uPVC double glazing and gas central heating and briefly comprises: A spacious entrance hall with ground floor wc off, a large through lounge/dining room, a re-fitted breakfast kitchen, an inner lobby leading to a ground floor bedroom with a re-fitted wet room style en-suite. Upstairs off the landing there are 3 well proportioned bedrooms and a family bathroom.

THE ACCOMMODATION

Set well back from the road, behind recently landscaped front gardens, this lovingly maintained family home has the addition of a fourth bedroom with an en-suite shower room on the ground floor, ideal for an elderly relative or a teenager requiring their own space. The house is entered through a modern composite front door into the spacious entrance hall with coat cupboards to the left. There are doors into the lounge and kitchen, a re-fitted ground floor wc comprising a toilet and sink and a dog-leg staircase rising to the first floor landing. The generously proportioned lounge/dining room has a window in the lounge area overlooking the front, a feature fireplace and patio doors in the dining area providing views of the rear garden and access onto the patio. The extended kitchen has been re-fitted with modern shaker style base and wall units, quality integrated appliances and space for additional white goods. A window overlooks the rear garden and a door provides access onto the patio. A small inner lobby off the kitchen leads into bedroom 4. This room is an addition to the original house and is currently used as a bedroom with a re-fitted en-suite with underfloor heating comprising: a toilet, sink and open wet room style shower. Equally this could be used as an additional reception room, a gymnasium or a work from home space if required.

Upstairs off the spacious landing, bedroom 1 is a generously sized double bedroom with a window overlooking the rear garden and space for fitted furniture. Bedroom 2 is a similar size with a built in cupboard and a window overlooking the front. Bedroom 3 is a large single room/ small double room with a window to the rear. A beautifully refitted family bathroom with sink and bath with glass screen and shower over and a separate wc complete the first floor accommodation

OUTSIDE

The immaculately presented gardens form an important part of the overall appeal of this superb family home. The frontage has been recently overhauled with an eye-catching block paved driveway providing parking for approx. 5 vehicles and access to the single integral garage. There is a well maintained, shaped lawn with well-stocked borders and specimen trees, and a timber gate providing side pedestrian access to the rear. Enclosed to 3 sides by timber fencing, the very private rear garden has been stunningly landscaped with paved patio areas, manicured shaped lawns and mature borders.

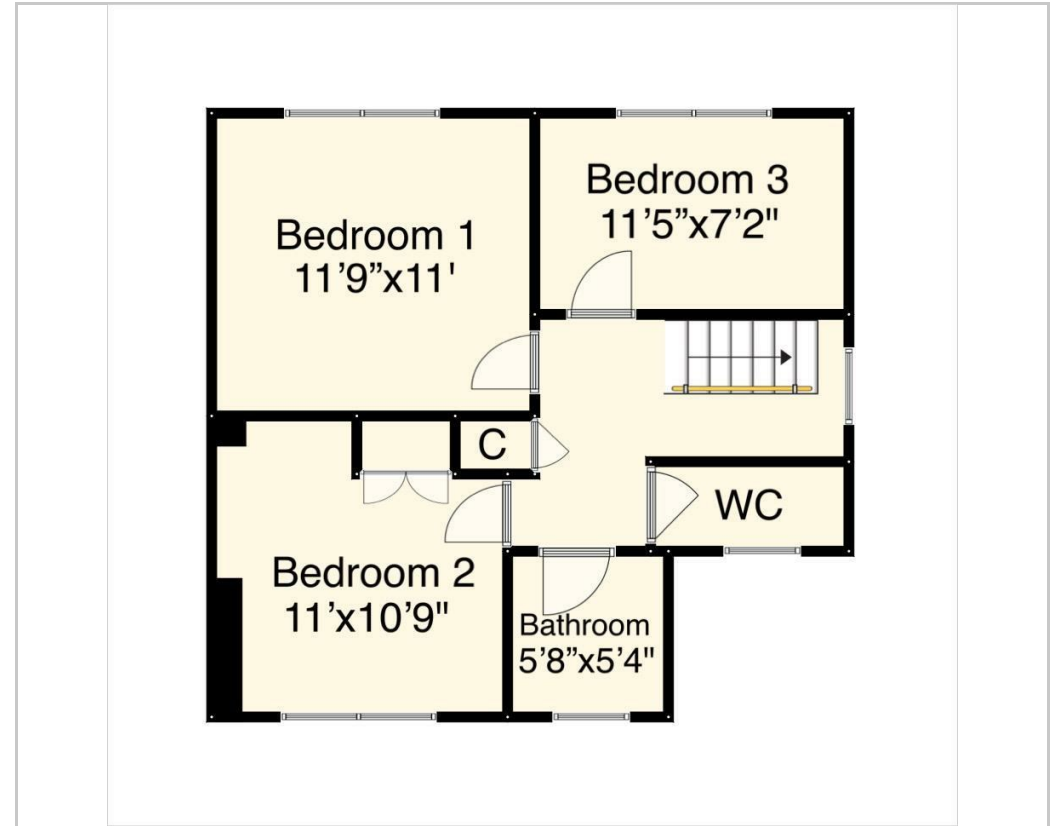
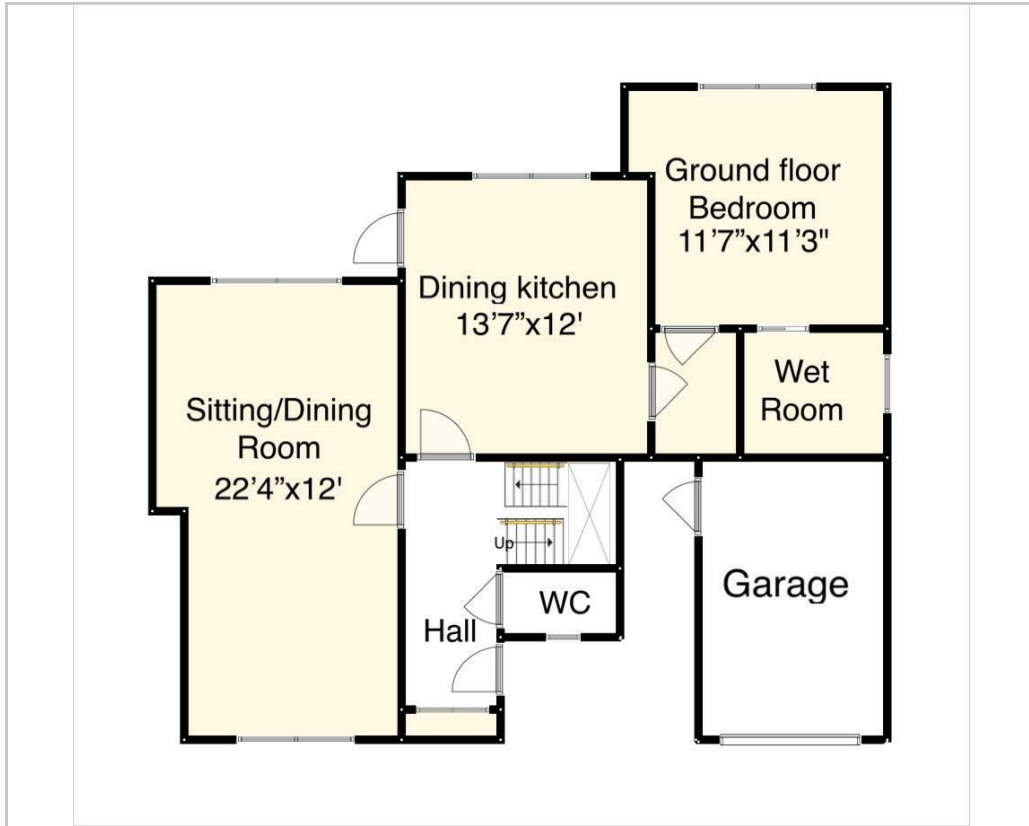
THE AREA

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.



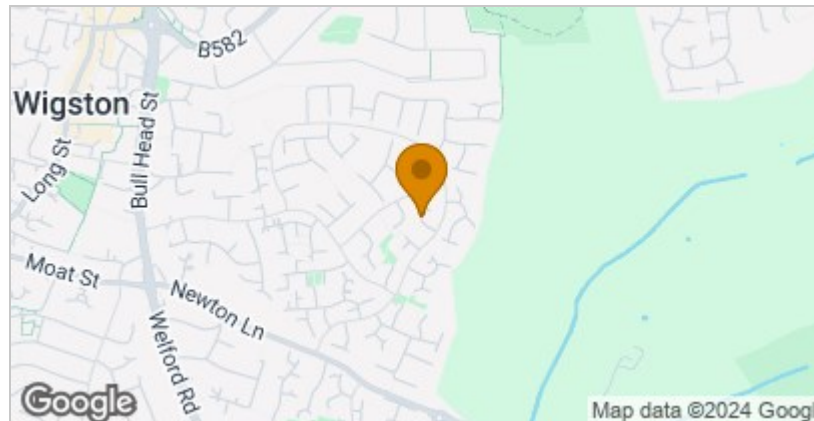
Floor Plans



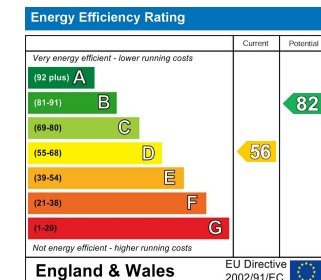
Viewing

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



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