



Connells

Wright Place
Wigston



Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

This semi-detached property is being offered with a 35% share. The property is immaculately presented throughout and would make an ideal first time purchase for anyone trying to get a foot on the property ladder. Early viewing is highly recommended not to miss out.

Agents Note:

Sale of 35% share.

Entrance Hall

There is a door to the front of the property and stairs rising to the first floor.

Lounge

With a double glazed window to the front of the property and central heating radiator.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, storage cupboard, double glazed window to the rear of the property and a door leading out to the rear garden.

Cloakroom

There is a wc, wash hand basin, splashback tiling and chrome towel radiator.

First Floor Landing

With stairs rising from the hallway, loft access, airing cupboard and central heating radiator.

Bedroom One

There is a double glazed window to the rear of the property and central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, chrome towel radiator and double glazed window to the rear of the property.

Outside

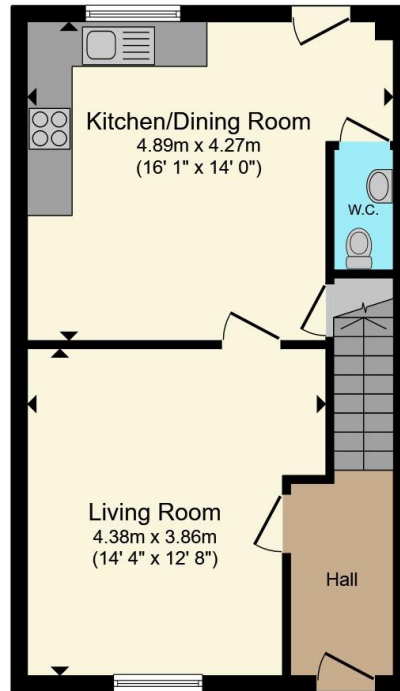
At the front of the property there is a block paved driveway providing off road parking.

The rear garden has a lawn, patio seating area and fenced borders.

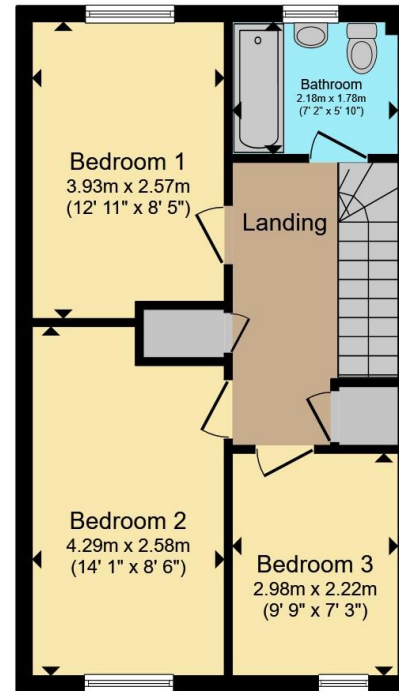








Ground Floor



First Floor

Total floor area 85.6 m² (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Continue along to Wigston and turn left onto Station Road, then right onto Kirkdale Road which becomes Wright Place where the property is located.

EPC Rating: B Council Tax Band: B Service Charge: Ask Agent Ground Rent: 5661.36

Tenure: Leasehold

view this property online connells.co.uk/Property/BLA309860

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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