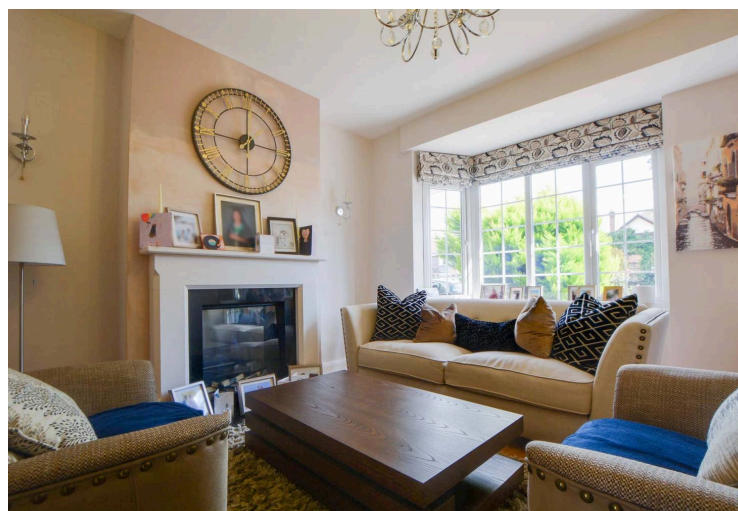


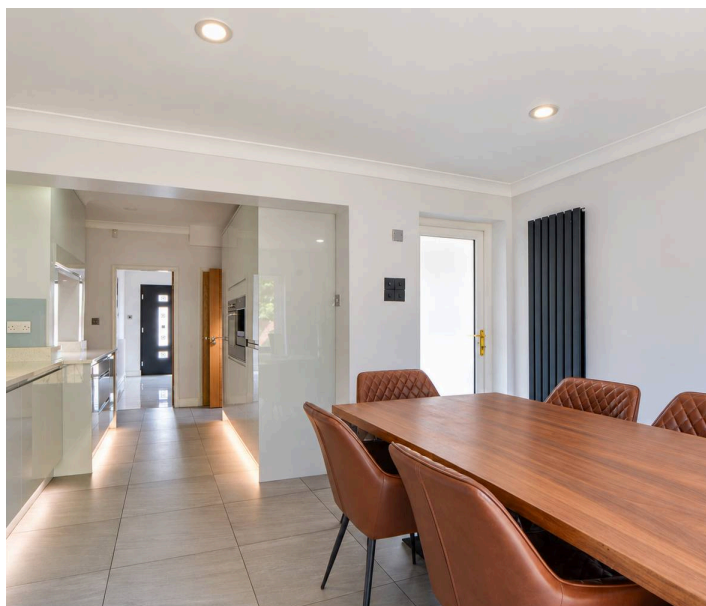
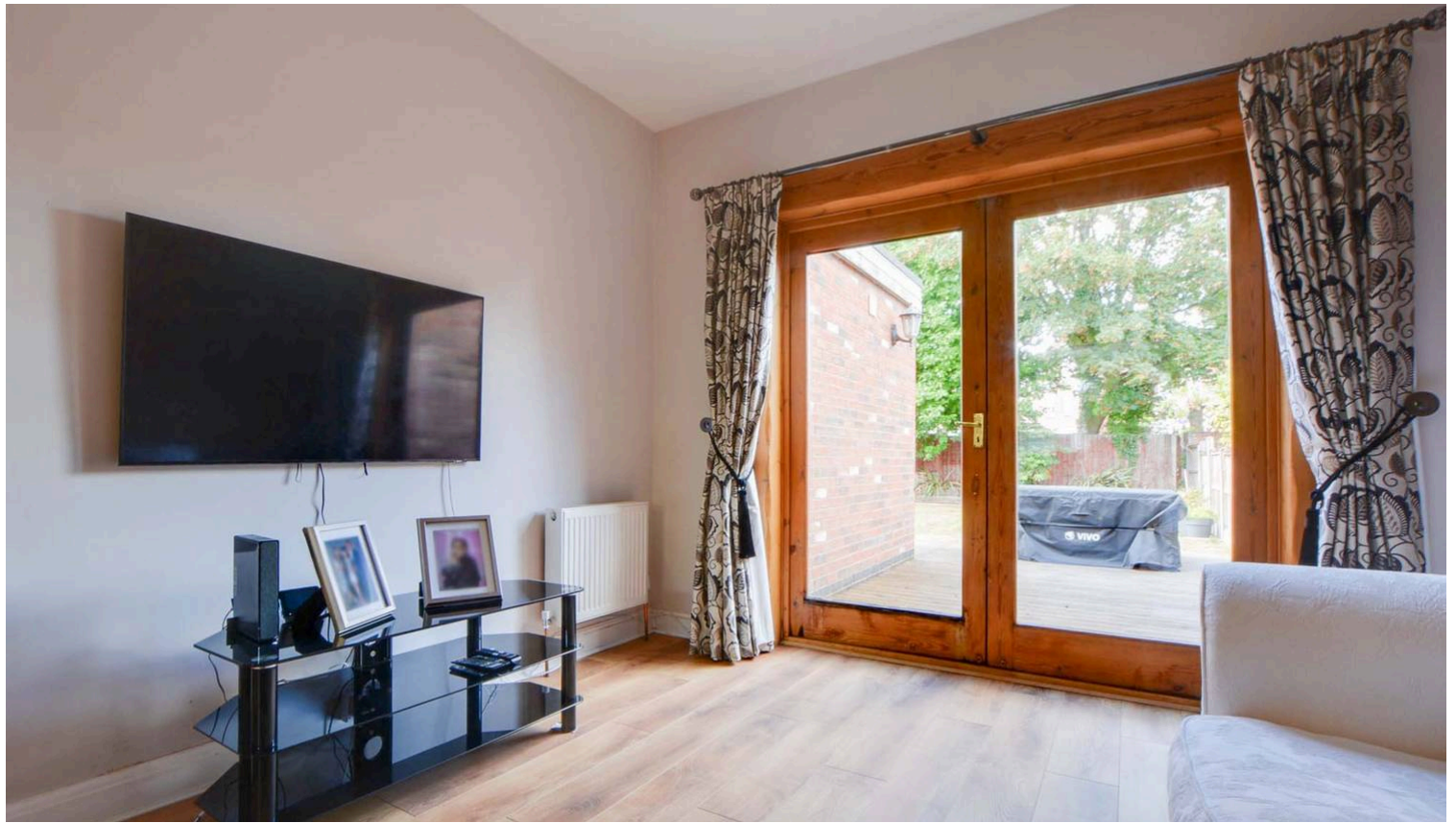


Oadby Road, Wigston

Offers in excess of £400,000 Freehold

Extended period semi-detached home on Wigston/Oadby border. Features 2 reception rooms, L-shaped dining kitchen, study/bed 4, ground shower room, 3 upstairs bedrooms, family bathroom & 6-car drive.





Entrance Hall

Entered by a double-glazed door, obscure double-glazed window to front elevation, ceramic tiled floor, stairs to first floor landing, radiator.

Reception Room One

13' 7" x 12' 0" (4.14m x 3.67m)

Double-glazed bay window to the front elevation; additional double-glazed panel; wood-effect flooring; chimney breast incorporating a living-flame electric fire with surround and hearth; television point; radiator; sliding doors to reception room two.

Reception Room Two

11' 6" x 10' 11" (3.50m x 3.33m)

Double-glazed French doors to rear garden, wood-effect flooring, television point, radiator.

Fitted Dining Kitchen

13' 7" x 11' 2" (4.14m x 3.41m)

(plus 3.48m x 2.43m) Double-glazed French doors to rear elevation, double-glazed window to front elevation, ceramic tiled flooring, range of stylish light grey gloss base and wall units, solid granite work surfaces, sink and mixer tap, five-ring induction hob, integrated oven, integrated microwave, integrated coffee machine, integrated hot plate cabinet, integrated fridge and freezer, integrated dishwasher, integrated recycling bins, extractor hood, spotlights and feature wall-mounted radiator.



Utility Room

6' 11" x 5' 2" (2.11m x 1.58m)

With a double-glazed door providing access to the side and leading through to the rear garden. Fitted with a granite-effect worktop/shelf, plumbing for a washing machine, space for a tumble dryer and housing the MegaFlo system.

Study / Optional Bedroom Four

12' 8" x 6' 10" (3.86m x 2.09m)

Double-glazed window to front elevation, radiator, door to downstairs shower room.

Downstairs Shower Room

6' 10" x 6' 4" (2.08m x 1.94m)

Obscure double-glazed window to side elevation, shower with shower head over and shower screen, low-level WC, wash hand basin, fully tiled walls, ceramic tiled flooring, feature wall-mounted chrome radiator, extractor fan.

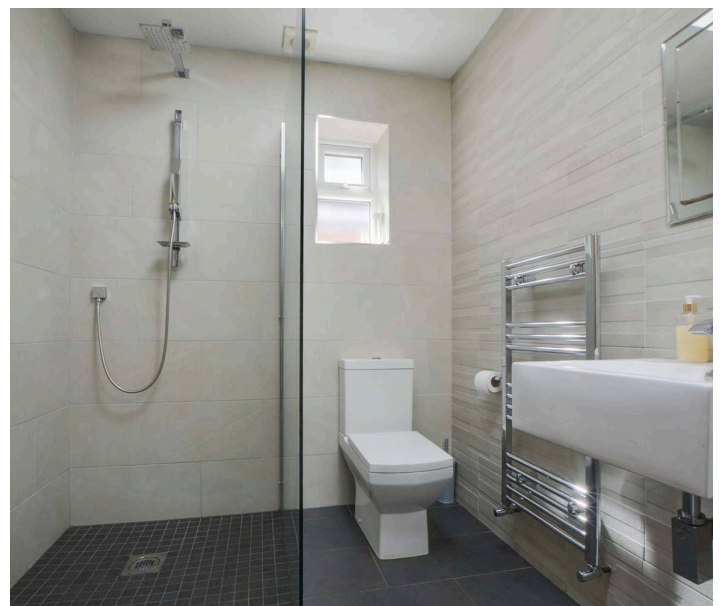
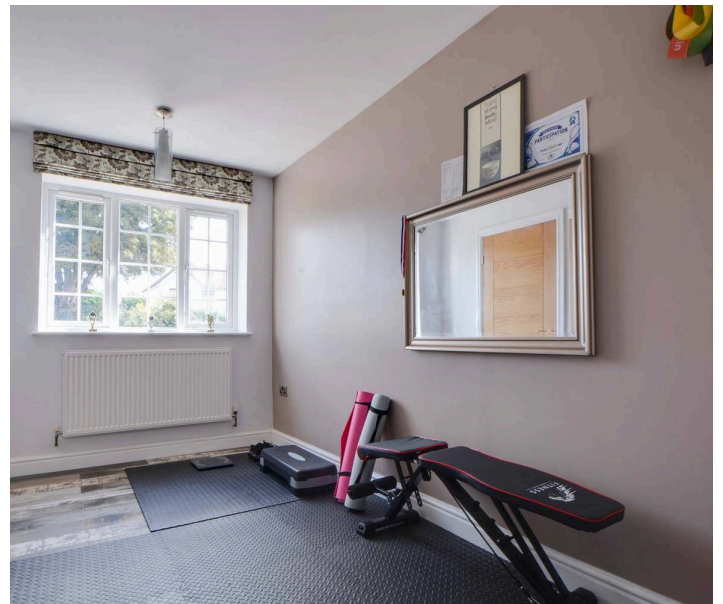
Landing

Double-glazed window to side elevation.

Bedroom One

11' 6" x 10' 0" (3.51m x 3.04m)

Located to the front, double-glazed window to front elevation, built-in wardrobes, built-in dressing table and drawer unit, wood-effect flooring, radiator.









Bedroom Two

11' 6" x 9' 11" (3.51m x 3.03m)

Double glazed window to rear elevation, picture rail, chimney breast, built-in wardrobes, television point, radiator.

Bedroom Three

7' 1" x 6' 6" (2.16m x 1.99m)

Double-glazed window to front elevation, wood-effect flooring, radiator.

Bathroom

6' 10" x 6' 9" (2.08m x 2.06m)

Obscure double-glazed window to rear elevation, bath with mixer shower tap over, low-level WC, wash hand basin, fully tiled walls, feature wall-mounted chrome radiator.

Garden

Decked patio seating area, well-maintained lawn, mature and established flower beds, well-maintained fenced perimeter borders

Driveway

Block paved driveway providing parking for up to 6 vehicles



Basement



Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

We'll keep you moving...



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