



12 Castleton Road
, Wigston, LE18 1FP
O.I.E.O £350,000



Extended & much improved family home on a generous corner plot convenient for town centre amenities, schools & leisure facilities. Close to public transport routes and having easy access to Leicester, Fosse Retail Park & the motorway network .

- EXTENDED & IMPROVED FAMILY HOME
- LOUNGE & LARGE LIVING, DINING KITCHEN WITH UTILITY ROOM OFF
- 4 BEDROOMS
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- GENEROUS, LANDSCAPED GARDENS WITH DRIVE & CARPORT
- CONVENIENT LOCATION
- EASY ACCESS TO TOWN CENTRE & SCHOOLS
- OFF-ROAD PARKING
- COUNCIL TAX BAND C EPC RATING C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

Skilfully extended by the current owners, this beautifully presented, lovingly maintained semi-detached family home boasts an impressive 112 m2 of internal floorspace over 2 floors and briefly comprises: Entrance hall, lounge, large living dining kitchen, utility room and ground floor wc. On the first floor, off the central landing , bedroom 1, bedroom 2, guest bedroom 3 with walk-in wardrobe and an en-suite shower room, a single bedroom 4 and a family bathroom.

THE ACCOMMODATION

Benefiting from Gas Central Heating and uPVC double glazing this delightful semi detached property has been extended and improved by the current owners to create a stunning, spacious 4 bedroom family home on a spacious corner plot in a most convenient position in the highly desirable, Wigston Fields area of the town.

Entered through a uPVC double glazed front door, set in a recessed open porch, into the entrance hall with woodgrain tiled flooring which extends through into the kitchen, and having doors into the downstairs rooms with a staircase rising to the first floor. Neutrally decorated, the lounge lies to the right with a feature fireplace on a diagonal chimney breast, a bay window overlooking the front and a door into the dining area.

The living dining kitchen measuring an enviable 8.28m and extending the full width of the house. The dining area has ample space for a family dining table with a French door providing views over the garden and access onto the patio.

The kitchen area has been fitted with a range of modern base units with integrated appliances including a built-in double oven and induction hob with hood over, a wine cooler and space and plumbing for white goods. There are two large windows providing views of the garden, an external door to the side, a door into the downstairs wc and a door into the utility room.

The spacious utility room has been fitted with a range of base and wall units, a round sink, space and plumbing for additional appliances and a window to the front.

The staircase from the hall rises up to the spacious and extended landing which provides access to the sleeping accommodation.

There are 3 well-proportioned double bedrooms and a generously sized single room. Bedroom 1 has ample space for a double bedroom suite with a walk-in wardrobe and an en-suite shower room comprising a toilet, sink and separate shower enclosure.

Bedroom 2 is a very spacious room with built in storage and a window t the front. Bedroom 3 is a similar sized room with a window overlooking the rear garden whilst the fourth bedroom is a generously sized single room overlooking the front.

The bathroom which has been refitted with a modern suite comprising a toilet, sink and bath with glass screen and shower over completes the accommodation.

OUTSIDE

The gardens are a delightful feature, wrapping around 3 sides of the house on a generous corner plot. Standing behind a brick wall, the frontage has been thoughtfully designed with a block paved path leading to the front door and to a timber gate providing pedestrian access to the rear. There is also a lawn area with attractively stocked borders. A pathway which is wide enough to provide storage and bin space, leads down the side of the house and into the rear garden. The rear garden has been skilfully laid out and beautifully maintained with a patio to the rear of the house, a lawn with flower borders, a timber garden shed, raised beds and a barbeque seating area with a brick-built Pizza oven. Steps rise up to a carport and car standing area with tall timber gates providing vehicular access.

THE AREA

Castleton Road is a popular residential street in the desirable Wigston Fields area of the town. Having a convenience store/deli and a popular recreation ground at the end of the street , being convenient for Primary & Secondary Schools and enjoying easy access to the town centre and to Leicester city centre.

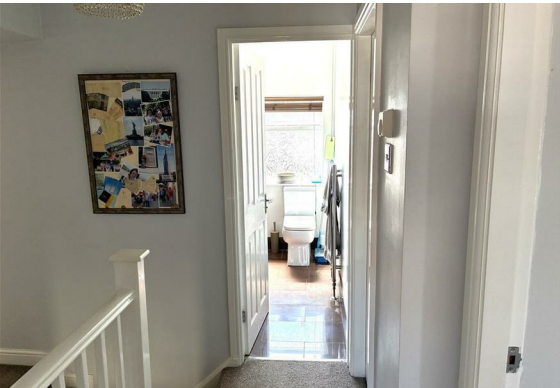
Forming part of the Borough of Oadby & Wigston, The popular town of Wigston Magna lies 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with 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 selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

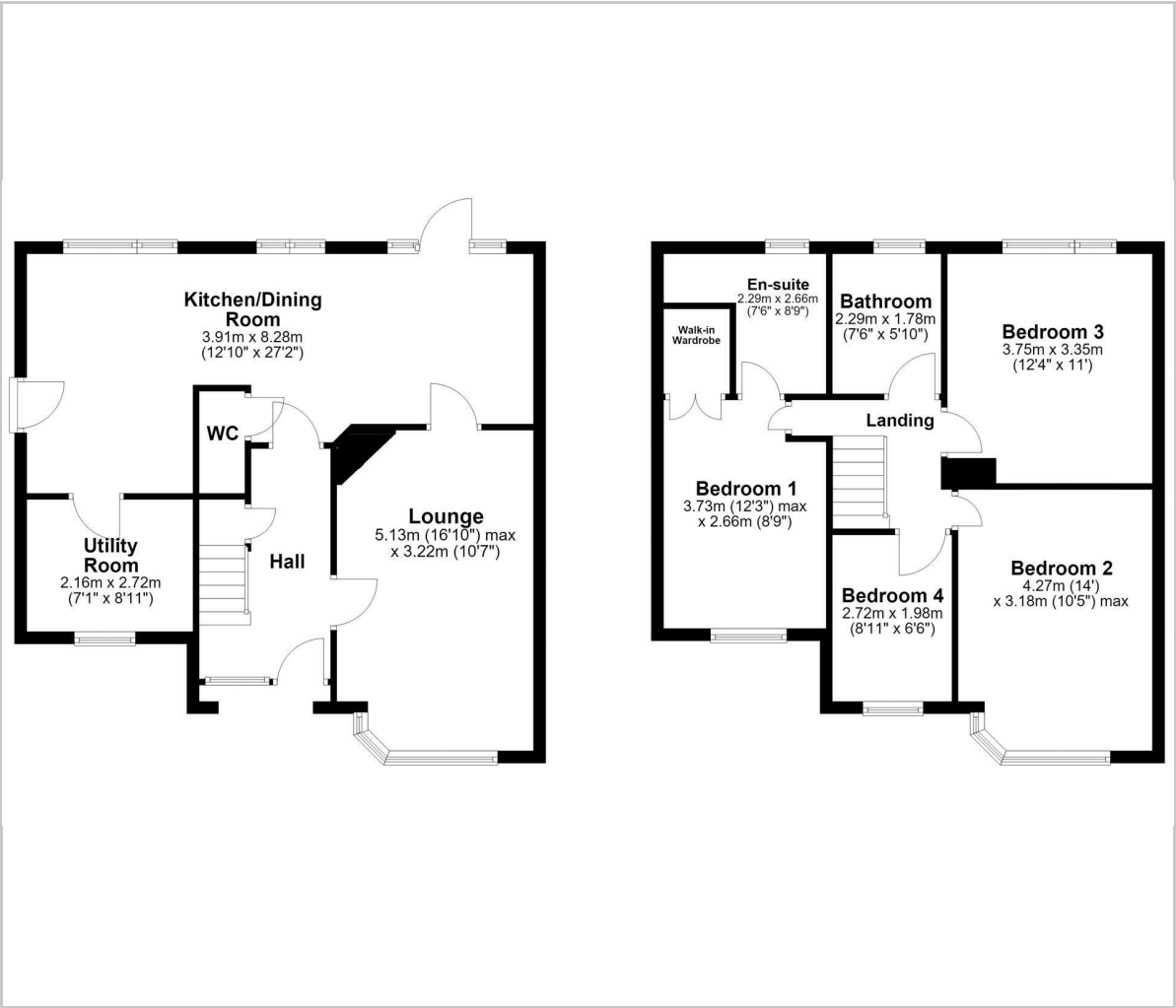
A number of primary schools around the towns residential areas feed primarily into The Wigston Academy for children aged 11 and upwards. Both Water Leys Primary School, The Wigston Academy and Wigston College are all within walking distance of Castleton Drive.

Local leisure facilities include: Wigston pool and fitness centre, Parklands Leisure Centre, Brocks Hill Countryside Park, The Leicester Race Course and nearby Knighton Park as well as a number of golf courses.

Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse retail park via the nearby Outer ring road.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

