



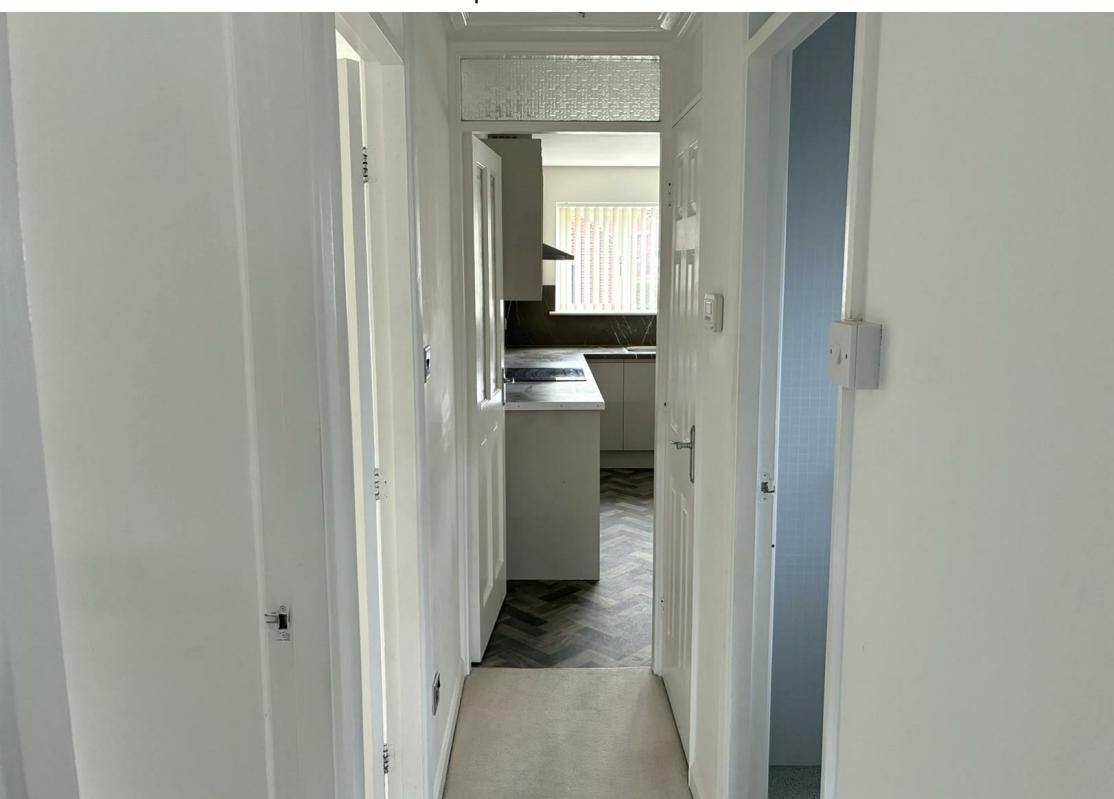
7 Rosedale Road  
, Wigston, LE18 3XT

£300,000

2 1 1 1

Charming, well-presented bungalow in a cul de sac location on the edge of the popular South Leicestershire town of Wigston Magna, yet convenient for town centre amenities & public transport routes

- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- REFITTED DINING KITCHEN
- 2 GOOD SIZED BEDROOMS
- RE-FITTED WET ROOM
- OFF-ROAD PARKING AND GARAGE
- EXCELLENT LOCATION
- PUBLIC TRANSPORT ROUTES
- COUNCIL TAX BAND C EPC RATING C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Enjoying a charming cul-de-sac location on the fringe of the popular Wigston Meadows development, comprising a pleasant mix of neatly presented detached houses and bungalows. Close to open countryside whilst also being convenient for town centre amenities with public transport routes nearby and having easy access to Leicester City Centre. No 7 Rosedale Road underwent a comprehensive program of refurbishment in 2015 and has been lovingly and meticulously maintained ever since and is currently available to the market with no upward chain.

Benefiting from gas central heating and uPVC double glazing, the property stands behind tidy hard landscaped frontage providing standing for 2 vehicles and access to a detached brick garage. Accessed through a modern Composite front door the bungalow briefly comprises: An entrance porch, a very spacious lounge/diner, an inner hallway, a refitted breakfast kitchen, 2 well proportioned bedrooms and a refitted wet room. To the rear of the bungalow there is a nicely laid out, low maintenance garden.

## THE ACCOMMODATION

Standing towards the end of an attractive cul-de-sac on the edge of the extremely popular Wigston Meadows development, this well presented 2 bedroom detached bungalow has been neutrally decorated throughout and is ready for the new owner to move in. The entrance porch leads through into a spacious living room with ample space for lounge furniture and a dining table. It has a feature fireplace, a window overlooking the front and a door leading out of the living room and into an inner hall providing access to the rest of the accommodation. The kitchen has been beautifully refitted with a range of modern base and wall units, an electric cooker and hob with extractor fan over, space for white goods and a walk-in storage cupboard. A window overlooks the front garden and an external door leads out to the side of the bungalow.

Also off the inner hall, there are 2 double bedrooms. Bedroom 1 is a generously sized room with ample space for a double bedroom suite and a window overlooking the rear garden whilst bedroom 2 is a slightly smaller room but still large enough to accommodate a double bed. The tiled and fully re-fitted wet room comprising a vanity unit with toilet and sink, and a walk-in shower area completes the accommodation.

## OUTSIDE

The gardens are a particularly attractive feature of the property. The frontage is mainly of tar-mac construction with a gravelled area providing standing for 2-3 cars and access to the detached brick-built garage.

A gated passageway between the bungalow and the garage provides pedestrian access to the rear.

The rear garden has been hard landscaped and designed with easy maintenance in mind. With a patio directly behind the bungalow having a pedestrian door into the garage, the main part of the garden has been gravelled with mature well-stocked borders

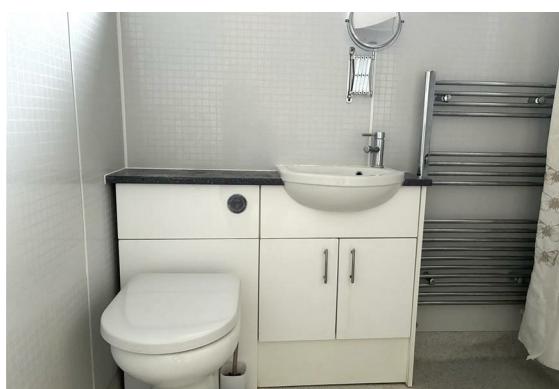
## THE AREA

Rosedale Road is an attractive residential cul-de-sac on the edge of the popular Meadows development made up of a pleasant selection of well-maintained detached houses and bungalows, being convenient for amenities within the estate and having easy access to the town centre with public transport routes nearby.

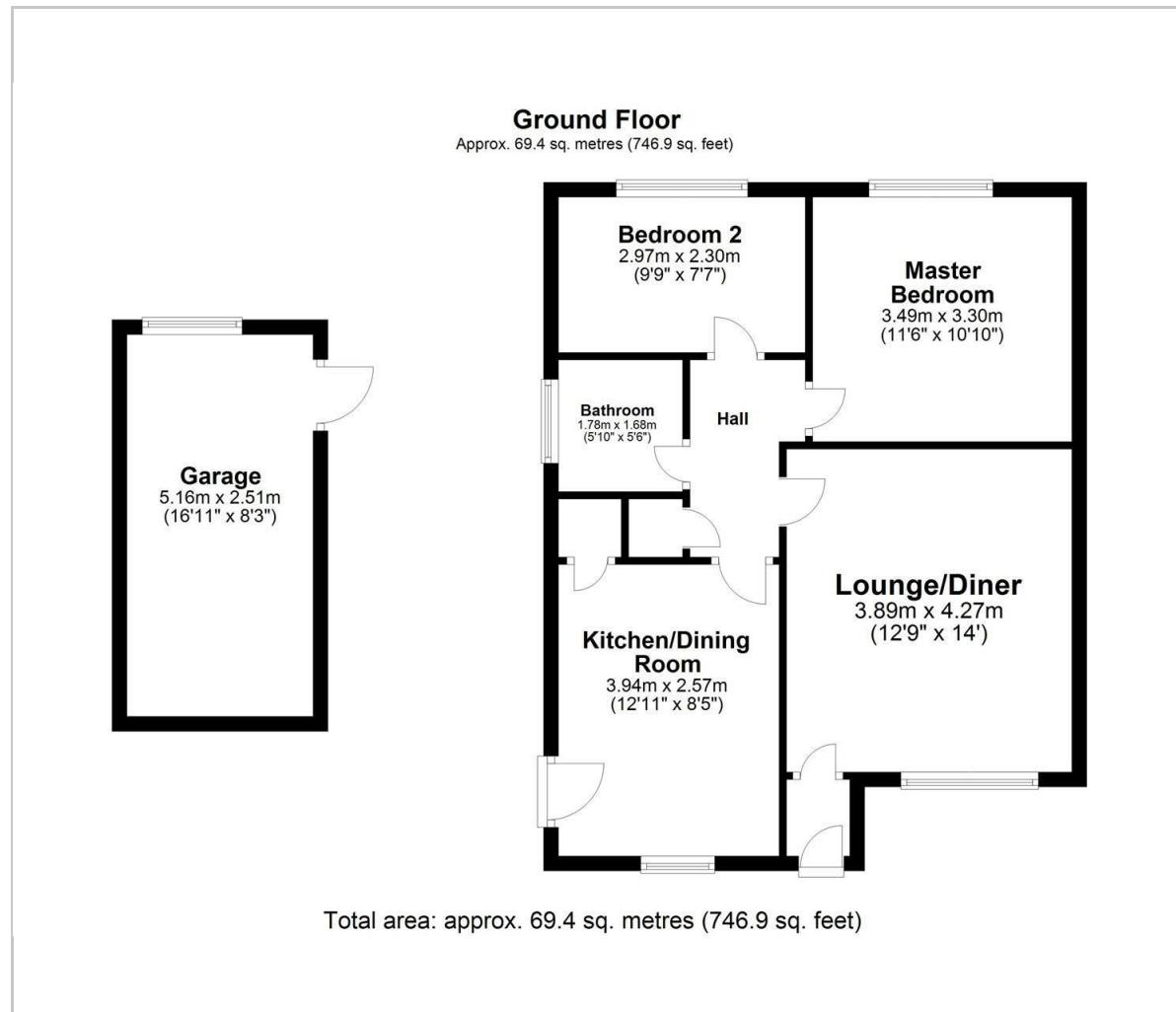
Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wichenstone 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.

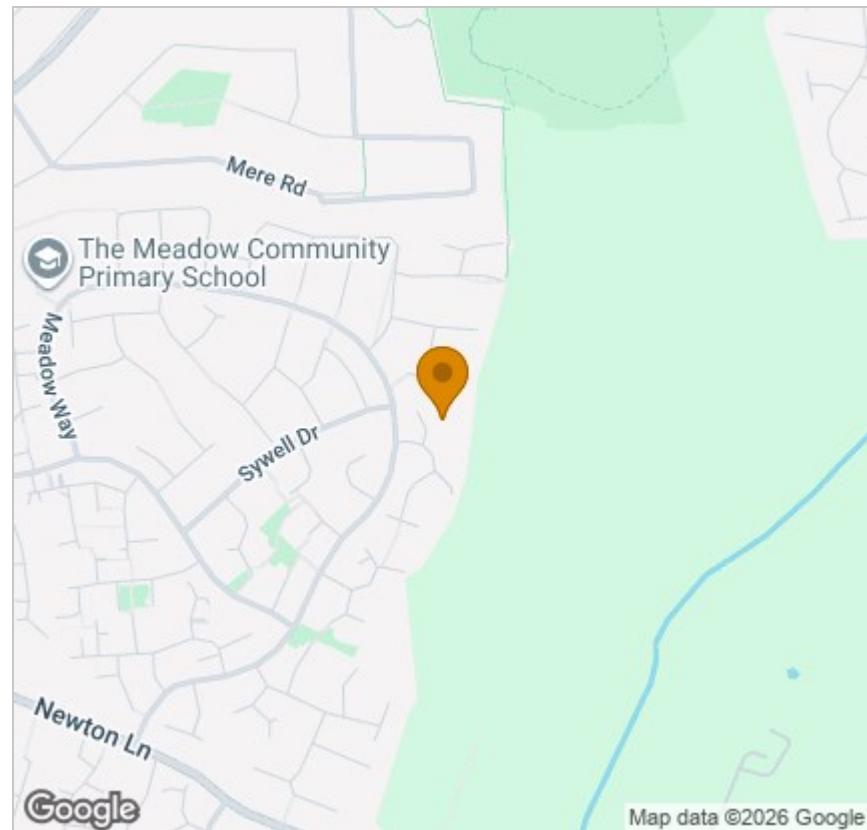
Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.



## Floor Plan



## Area Map



## 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.

**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**

Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>

## Energy Efficiency Graph

