



Connells

Spa Lane
WIGSTON



Property Description

This three-bedroom semi-detached property offers flexible and well-presented accommodation. An entrance porch leads into a bright living room featuring a gas fire and bay window to the front.

To the rear is a fitted kitchen with wall and base units, breakfast bar, integrated electric oven and grill, stainless steel one-and-a-half bowl sink with drainer, pantry, and rear-facing uPVC window. Adjoining is a dining room with sliding patio doors to the garden, currently used as an additional bedroom, offering versatile use. A lean-to provides sheltered access between the front and rear gardens and leads to a useful utility area with built-in sink, WC, and space for appliances.

The first floor comprises three bedrooms and a family bathroom. Bedroom one is a front-facing double room with a removable partition creating two separate areas, both with independent lighting and a built-in storage cupboard. Bedroom two is a double room with fitted wardrobe and rear-facing uPVC window, while bedroom three is a single room to the front. The bathroom includes a shower over bath, wash basin, WC, heated towel rail, and rear-facing uPVC window.

Outside, the rear garden features a raised lawn, two timber sheds, and is enclosed by hedgerows, timber fencing, and brick walling. The front provides a block-paved driveway with parking for two vehicles and an additional timber shed.

Further benefits include solar panels and an

EV charging point.

Entrance Porch

UPVC doors to front
Wood frame door to living room

Living Room

Gas Fire place, Bay window to front, Radiator

Dining Room

Radiator, uPVC sliding patio door to rear

Kitchen

Electric hob, oven and grill, Wall and base units, Pantry, one and a half stainless steel sink and rainer

Utility Room

WC, Hand wash Basin,

Bedroom One

Stud Wall, Radiator, Built in cupboard, separate lighting

Bedroom Two

Radiator, Fitted cupboards,

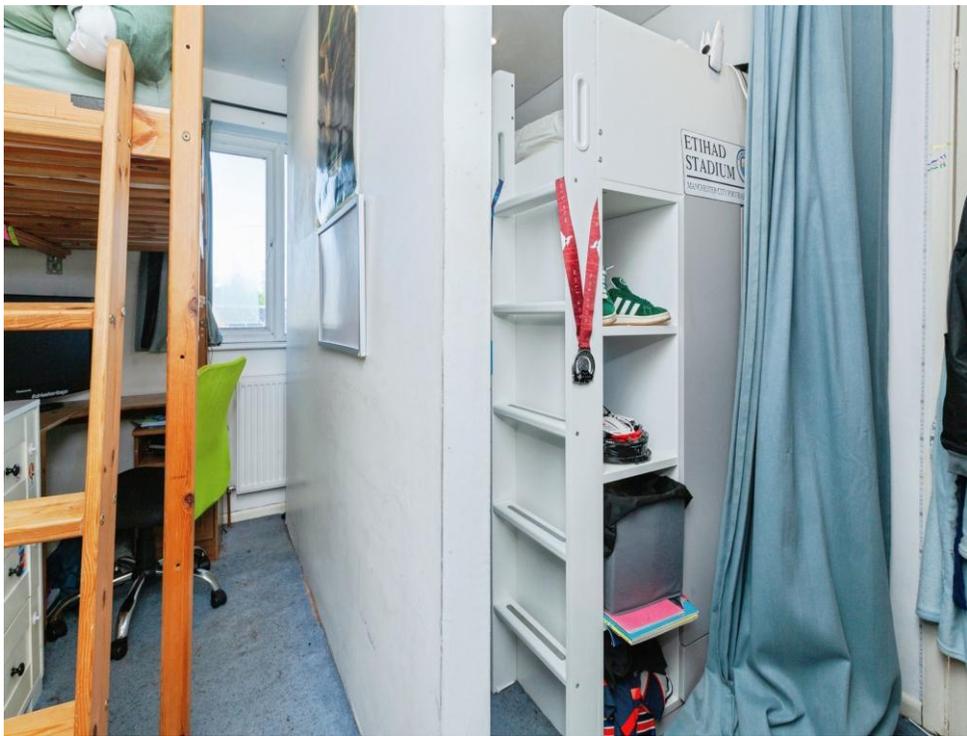
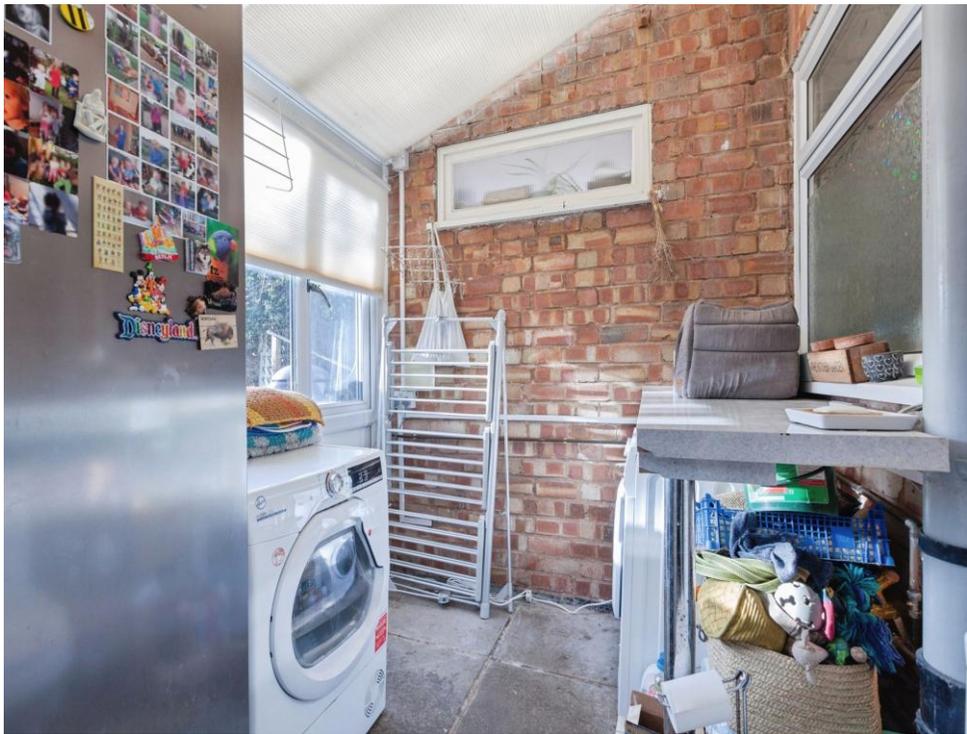
Bedroom Three

Radiator

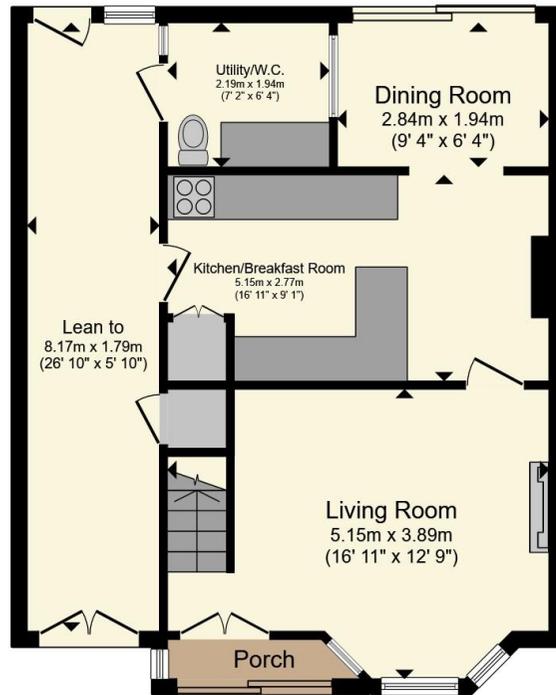
Bathroom

Shower over bath, Hetate towel rail, WC,
Hand wash basin, Extractor fan

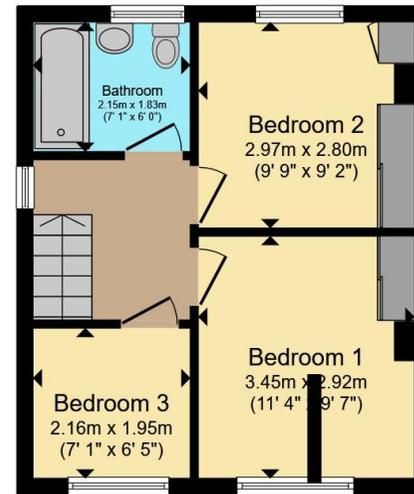








Ground Floor



First Floor

Total floor area 91.8 m² (988 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



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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OBY312197



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