



## Upton Drive, Wigston

£270,000 Freehold

Stylish two-bedroom semi-detached home in Wigston. Featuring a modern kitchen diner, upstairs bathroom, tandem garage, workshop and driveway parking for three vehicles.





### Entrance Area

Accessed via a composite side door with two frosted double glazed windows allowing natural light while maintaining privacy. Feature wood panelling and inset ceiling spotlights create a welcoming feel. Stairs rise to the first floor and an oak door leads to the lounge. Open through to the kitchen diner. LVT click flooring.



### Kitchen Diner

15' 8" x 9' 1" (4.78m x 2.77m)

A modern open-plan space with clearly defined kitchen and dining areas. The kitchen offers a range of fitted units, stainless steel one and a half bowl sink and drainer, integrated five-ring gas hob, integrated Indesit oven and grill, space for slimline dishwasher and space for wine fridge, space for washing machine, space for a freestanding fridge freezer, and cupboard with microwave space. Plinth heater. Feature alcove shelving and inset ceiling spotlights. Oak door to a useful utility cupboard with shelving and spotlight. Double glazed window to the front elevation. The dining area includes a feature wood-panelled wall, double glazed window to the side elevation and a vertical panel radiator. LVT click flooring throughout.





**Lounge**

15' 10" x 12' 9" (4.82m x 3.88m)

A bright and spacious reception room with double glazed windows to the side and rear elevations and double glazed French doors opening onto the garden. Carpet flooring, radiator and ceiling downlights.

**First Floor Landing**

With carpet flooring, inset ceiling spotlights and vertical designer radiator. Loft access with drop down ladder to a boarded loft housing the boiler.

**Bedroom One**

15' 9" x 8' 7" (4.79m x 2.62m)

A generous double bedroom with double glazed window to the front elevation. Carpet flooring, radiator and ceiling downlight. Restricted head height in one corner

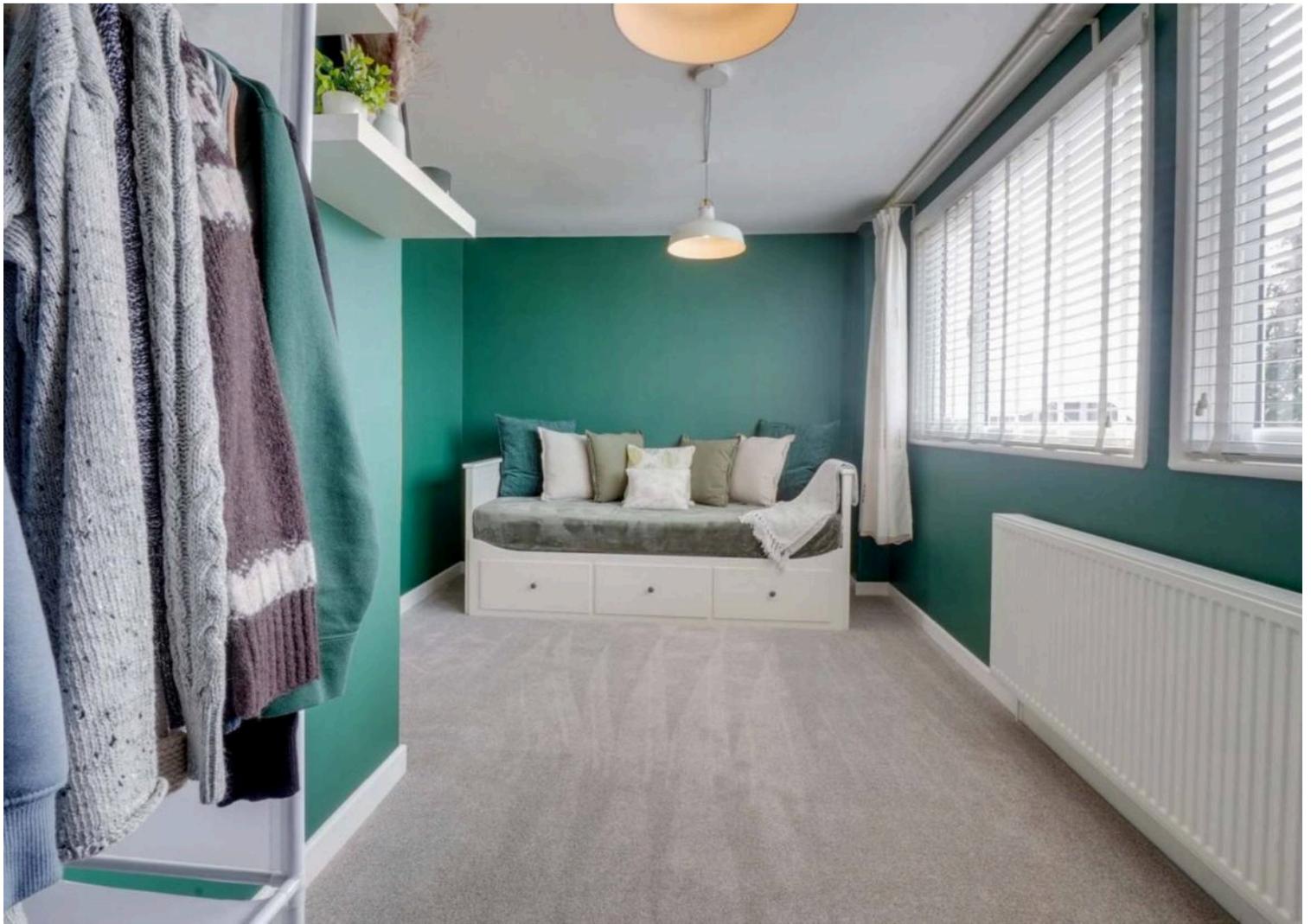
**Bedroom Two**

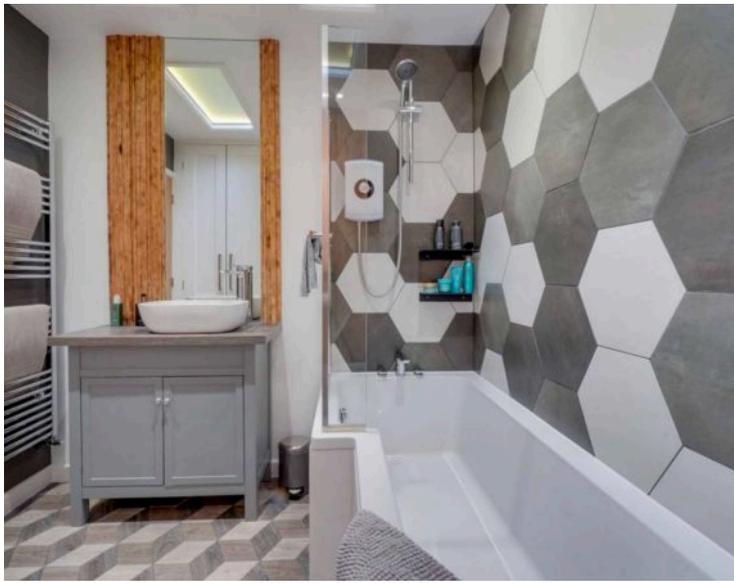
15' 9" x 9' 4" (4.80m x 2.84m)

width measurement narrows to 2.08 due to irregular shaped room. With double glazed window to the rear elevation, radiator, carpet flooring and ceiling downlight. Restricted head height in one corner. Suitable as a bedroom, guest room or home office.









### **Bathroom**

8' 2" x 7' 5" (2.48m x 2.25m)

width measurement narrows to 1.26m due to l-shaped room. Fitted with an L-shaped bath and Triton electric shower over, vanity unit with wash hand basin and feature wooden surround, low level WC and heated ladder towel rail. Feature hexagonal tiling around the bath area, alcove shelving and inset ceiling spotlights and glass panels in the ceiling to provide natural light. Vinyl flooring.

### **External Workshop**

13' 6" x 7' 5" (4.12m x 2.25m)

Purpose-built workshop located to the rear of the garage, of standard construction. Fitted with a windows and two wooden doors, power and lighting, suitable for storage, hobby use or workspace. External spotlights installed.

### **Front Garden**

The front of the property is externally clad for lower maintenance. A block paved driveway extends across the front and continues along the side of the property, providing off-road parking for up to three vehicles. Gated side access leads through to the rear garden.

### **Rear Garden**

The rear garden is arranged with a decked seating area directly outside the property, leading onto a shaped lawn with slate borders. Hedge and trellis boundaries provide enclosure, with established tree and flower beds adding interest.

### **Driveway**

A block paved driveway extends across the front and continues along the side of the property, providing off-road parking for up to three vehicles. Gated side access leads through to the rear garden.

### **Garage**

Tandem garage accessed via an electric roller door to the front. Providing useful storage. Measures 2.7m x 8.7m



1st floor



Ground floor

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





Upton Drive is situated within the LE18 postcode area, offering convenient access to local amenities, schooling and everyday facilities. The property is well placed for shops, supermarkets and services in nearby Oadby and Wigston, along with access to Leicester city centre. There are regular public transport links within the area and straightforward road connections to the A6 and A563 ring road, providing routes towards the M1 and surrounding villages. The location combines residential surroundings with practical access to commuter routes and local amenities, making it well suited for a range of buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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