



10 Culworth Drive

Meadows, Wigston, LE18 3XG

Offers In Excess Of £270,000



Significantly extended, flexibly designed & very nicely presented, this unusually spacious family home stands in a cul-de-sac location convenient for town centre amenities, schools & public transport routes.

- SEMI DETACHED FAMILY HOME
- EXTENDED
- 2/3 RECEPTION ROOMS
- 4/5 BEDROOMS
- BATHROOM AND SHOWER ROOM
- OFF ROAD PARKING
- CONVENIENT FOR SCHOOLS AND AMENITIES
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND B EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## SUMMARY

Standing in a cul-de-sac location on the popular Meadows development in the South Leicestershire town of Wigston Magna, this semi detached family home has been skilfully and thoughtfully extended to provide a large, flexible living space for a growing family. Originally a 3 bedroom semi-detached house, the ground floor has been extended to the side and rear adding a 4th bedroom with a shower room, a 5th bedroom or additional reception room and a new kitchen.

Benefiting from uPVC double glazing and Gas Central Heating, this enlarged family home enjoys an extremely convenient location just off Kelmash Avenue with parking for 2 vehicles to the front and an attractive rear garden, the accommodation briefly comprises: An entrance hall leading to the lounge, a bedroom/reception room off, a dining room opening into the kitchen and another bedroom with a ground floor shower room. Upstairs there are 2 double bedrooms, a good sized single bedroom and a family bathroom. Neutrally decorated throughout, an internal viewing is highly recommended.

## THE ACCOMMODATION

Standing behind a deep frontage, the house is entered through a uPVC front door into the entrance hall with a door into the lounge. This is a spacious room with a large window to the front, a door into a bedroom/reception room, a door into the dining room and a staircase rising to the first floor. Next to the lounge, there is another room that is currently used as a bedroom but could easily be used as dining room, family room or gaming room. The dining room has ample space for a family dining table and a door into another ground floor bedroom with space for a double bed, a window overlooking the rear garden and an adjacent ground floor shower room comprising a toilet, sink and walk-in shower enclosure. The kitchen has been added with a range of base and wall units with space for white goods, a window overlooking the garden and a door onto the patio. Scope exists to remove the wall between the kitchen and dining room for buyers preferring an open plan kitchen diner.

Upstairs, off the landing there are a further 3 bedroom. The master bedroom has ample space for a large double bed, the usual range of bedroom furniture and a window overlooking the front.

Bedroom 2 is another double room overlooking the rear garden, used currently as an office/work from home space. Bedroom 3 to the front is a generously sized single room. The family bathroom comprising a toilet, sink and bath completes the accommodation.

## OUTSIDE

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## THE AREA

Culworth Drive is a cul-de-sac on the popular Wigston Meadows development built in the 1970,s and forming a major part of the towns housing stock.

Convenient for the town centre shops and amenities and being close to schools and public transport routes.

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 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 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.



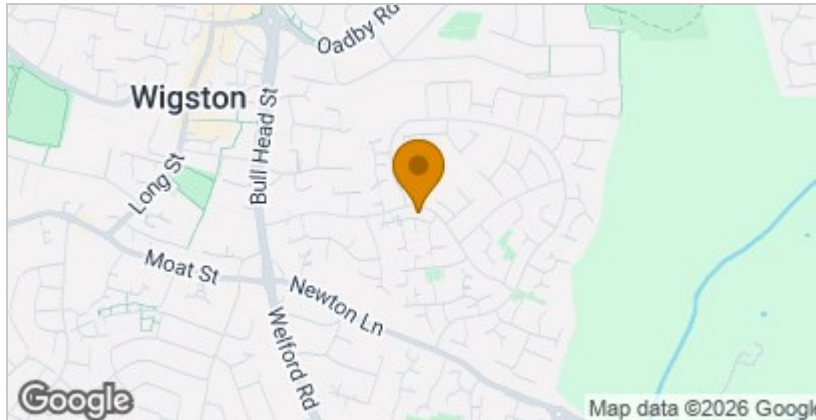
## Floor Plans



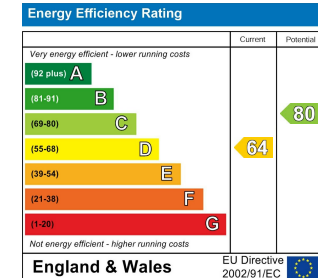
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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