



## St. Wolstans Close, Wigston

In Excess of £375,000 Freehold

4-bed family home in a Wigston cul-de-sac. Features an open-plan lounge/diner, well-appointed kitchen, conservatory, private garden, garage, driveway, and shower room. Perfect for families!



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#### **Entrance Porch**

Accessible via a double-glazed door, this practical entrance space features laminate flooring.

#### **Hallway**

14' 3" x 6' 4" (4.34m x 1.92m)

A welcoming hallway featuring an internal double-glazed door and a radiator. This space includes an alarm panel, thermostat, and a useful understairs storage cupboard, with stairs leading to the first floor.

#### **Lounge Area**

16' 3" x 11' 6" (4.96m x 3.51m)

The spacious lounge is centred around a double-glazed bow window to the front elevation, offering plenty of natural light. It features carpet flooring, a radiator, and an open doorway leading through to the dining area.

#### **Dining Area**

9' 8" x 8' 11" (2.94m x 2.73m)

Currently open to the lounge, this versatile dining space features carpet flooring and a radiator. Double-glazed sliding doors provide a seamless transition into the conservatory.

#### **Conservatory**

12' 6" x 8' 9" (3.80m x 2.66m)

A double-glazed conservatory with carpet flooring, providing a bright additional reception area with direct access to the rear garden.



### **Kitchen**

12' 8" x 9' 7" (3.87m x 2.93m)

This well-equipped kitchen offers a range of wall and base units with under-counter spotlights. Integrated appliances include a double oven, hob, and dishwasher, with further space for a washing machine and fridge freezer. The room is finished with part-tiled walls, tiled floors, a storage cupboard, and a window overlooking the garden.

### **Side Lobby**

Featuring tiled flooring and a double-glazed door leading outside, the lobby also provides access to the downstairs WC.

### **Downstairs WC**

4' 4" x 2' 11" (1.33m x 0.90m)

Comprising a wash hand basin, hand washer and WC with tiled flooring. This room also houses the Worcester Bosch boiler.

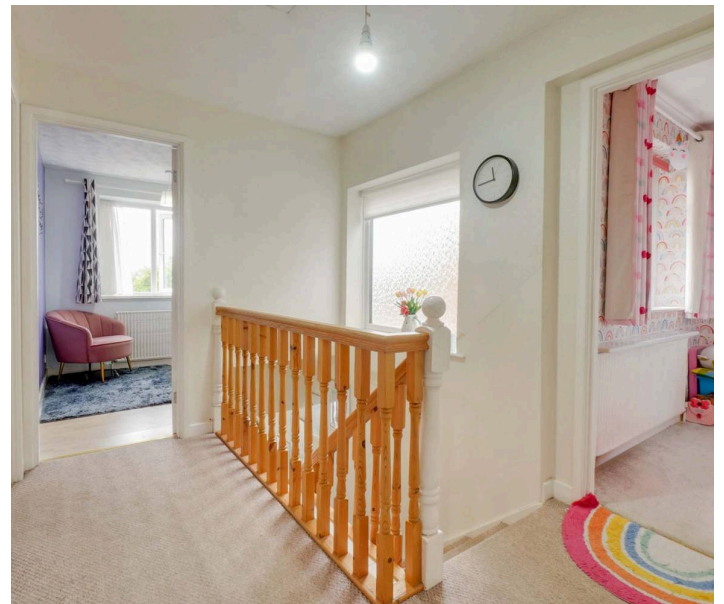
### **First Floor Landing**

A carpeted landing area with an obscured double-glazed window, loft hatch, and a convenient airing cupboard.

### **Bedroom One**

11' 11" x 10' 11" (3.64m x 3.32m)

A comprehensively fitted master bedroom featuring built-in wardrobes, over-bed storage, bedside tables, and a dresser with drawers. The room is finished with carpet flooring, a radiator, and a double-glazed window.









### **Bedroom Two**

10' 8" x 10' 0" (3.24m x 3.06m)

A well-proportioned double bedroom with a dedicated wardrobe alcove. It features carpet flooring, a radiator, and views over the rear garden through a double-glazed window.

### **Bedroom Three**

9' 7" x 7' 8" (2.91m x 2.33m)

Benefiting from double-glazed windows to both the front and rear elevations, complete with carpet flooring and a radiator.

### **Bedroom Four**

8' 5" x 6' 11" (2.56m x 2.12m)

Currently used as an office, this room features laminate flooring, a radiator, and a double-glazed window to the front. Please note there is a box cover over the stairs within this room.

### **Shower Room**

7' 6" x 5' 10" (2.29m x 1.77m)

Shower room featuring a cubicle with both rainfall and handheld shower heads. The suite includes a WC with built-in storage, a wash hand basin with vanity unit, a ladder towel rail, shaver point, and lino flooring.

### **Garden**

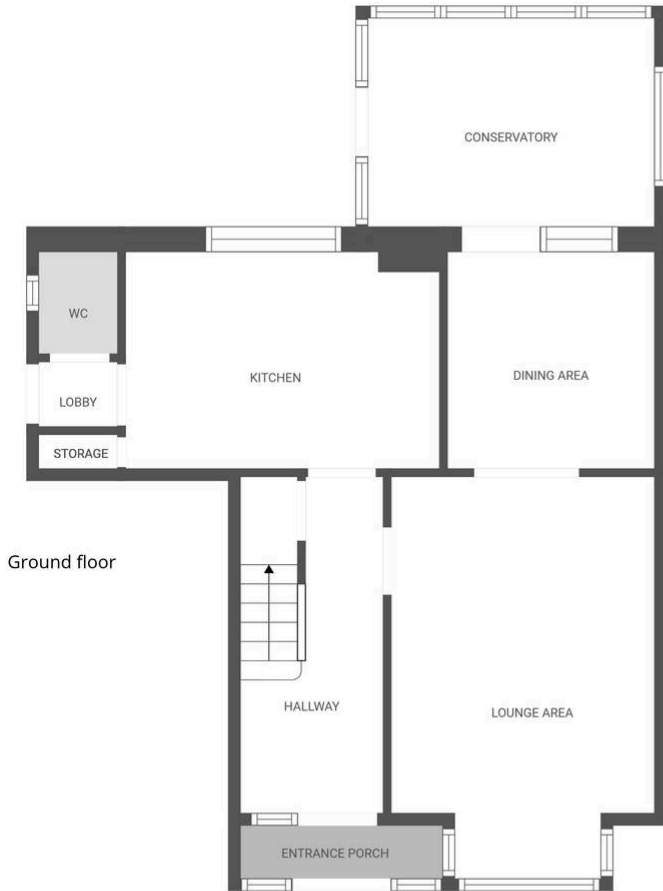
The rear garden is generously sized offering two paved patio seating areas, a decked area, and a lawn. For those with a green thumb, there are established flower beds and a vegetable plot. The outdoor space is finished with a shed, outside tap, and gated side access.

### **Driveway**

The property boasts a block-paved driveway to the front with off-road parking for two vehicles

### **Garage**

Integral garage with up and over door providing a useful space.



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





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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