

Suffolk Close,WIGSTON LE18 4WN

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welcome to

Suffolk Close, WIGSTON

Beautifully Fully renovated throughout, this modern three-bedroom semi-detached home offers a refitted kitchen/diner with bi-fold doors, en-suite, garage, generous corner plot garden and ample off-road parking, all in a sought-after Wigston location.

Front Garden
The front garden has been fully block paved to provide ample off-road parking for multiple vehicles, offering a practical and low-maintenance approach to the property with attractive kerb appeal.

Entrance Hall
Entered via a Composite/UPVC double glazed front door, this welcoming entrance hall features a central heating radiator and staircase rising to the first-floor accommodation, with access to the principal ground floor rooms via oak doors.

Lounge
A bright and comfortable reception room featuring a UPVC double glazed bay window to the front elevation, attractive laminate flooring and a feature electric fire, with a feature designer radiator creating a warm and inviting focal point. Ideal for relaxing and entertaining.

Kitchen/Diner
Beautifully re-fitted with a contemporary range of base and wall mounted units complemented by work surfaces, incorporating an induction hob, built-in oven and a range of newly fitted appliances. This impressive open-plan kitchen/diner benefits from laminate flooring, a central heating radiator, UPVC double glazed window and a side door providing access to the rear garden. Bi-fold doors open directly onto the garden, creating a bright and versatile entertaining space and seamlessly blending indoor and outdoor living. Finished to a high standard throughout, this recently installed kitchen offers both style and practicality for modern family life.

Downstaires W/C
Conveniently located beneath the staircase, this useful cloakroom is fitted with a low-level W.C. and wash hand basin, providing practical ground floor facilities for residents and guests.

Landing
Having a UPVC double glazed window providing natural light, loft access with fitted loft ladder and doors leading to all first-floor accommodation. A bright and practical central landing space.

Bedroom 1
A generously sized double bedroom featuring a UPVC double glazed window overlooking the rear garden, central heating radiator and access to the en-suite.

En Suite
The en-suite is fitted with a shower cubicle, wash hand basin, illuminated anti mist bathroom mirror and low-level W.C., providing convenient modern facilities.

Bedroom 2
A well-proportioned double bedroom featuring a UPVC double glazed window to the front elevation and a central heating radiator, providing a bright and comfortable space suitable for a range of uses.

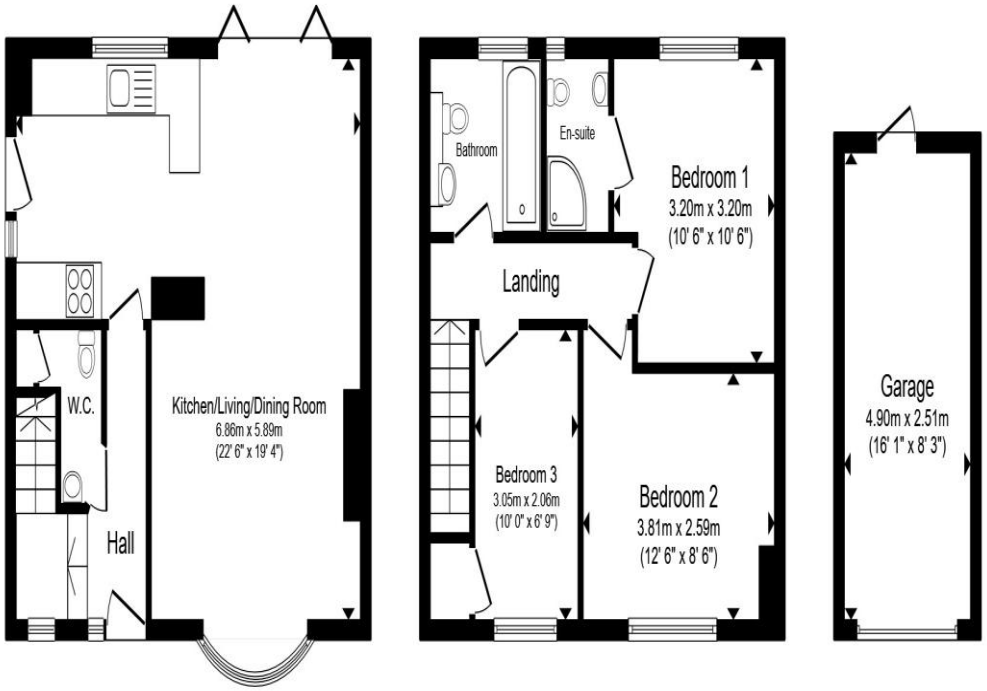
Bedroom 3
A well-proportioned bedroom benefiting from a UPVC double glazed window to the front elevation and a central heating radiator, above stairs storage area providing a bright and comfortable space suitable as a bedroom, nursery or home office.

Family Bathroom
A modern family bathroom fitted with a L shaped panelled bath with overhead shower, wash hand basin, a large modern illuminated anti mist mirror and low-level W.C. Benefiting from a heated towel rail and a UPVC double glazed window, providing both comfort and natural light.

Rear Garden
Occupying an enviable corner plot, the generous rear garden is mainly laid to lawn and enjoys a fenced boundary, providing a secure and private outdoor space, featuring a newly laid 45m2 sandstone wrap around patio with timber sleeper acents. Offering excellent potential for families, entertaining and outdoor enjoyment, this substantial garden is a particular feature of the property.

Single Garage
A useful single garage providing secure parking or additional storage space, Electric remote garage door and high security rear access door and fitted lighting and electrical outlets benefiting from easy access and further complementing the property's excellent off-road parking facilities.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor **First Floor** **Garage**

Total floor area 94.0 m² (1,012 sq.ft.) approx

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welcome to

Suffolk Close,
WIGSTON

- Wigston
- Semi detached
- Three bedrooms
- En suite
- Single garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000



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Property Ref:
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