



Well Spring Hill, Wigston LE18 3TT

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welcome to

Well Spring Hill, Wigston

A great opportunity to purchase this charming semi-detached home in the suburb of Wigston Harcourt. The property is for sale with no upward chain and has a welcoming entrance hall, lounge, kitchen Diner. On the first floor, there are three bedrooms and a family bathroom. Parking and garage.

Entrance Hall

A welcoming entrance hall accessed via a double glazed front door, providing access to the principal ground floor accommodation. Featuring ceiling lighting, radiator and staircase rising to the first floor, creating a bright and practical first impression of the home.

Lounge

A spacious and comfortable living room enjoying a large double glazed bay window to the front elevation, allowing an abundance of natural light to flood the space. The room benefits from a radiator, TV point, multiple power points, ceiling lighting and a useful built-in storage cupboard, making it an ideal setting for both relaxing and entertaining.

Kitchen Diner

A well-appointed and stylish kitchen diner fitted with a range of base and eye level units complemented by roll edge work surfaces and tiled splashbacks. The kitchen incorporates an integrated microwave, five-ring gas hob with extractor hood over, built-in oven and integrated dishwasher, alongside designated spaces for a washing machine and fridge freezer. The tiled flooring offers practicality, while the double glazed window and French doors provide excellent natural light and direct access to the rear garden, creating a fantastic space for family dining and social gatherings.

First Floor Landing

A bright landing area providing access to all first floor rooms. Features include ceiling lighting, a useful storage cupboard and loft access, offering additional storage potential.

Bedroom 1

A generously sized double bedroom benefiting from

a double glazed window, radiator, TV point, ceiling light and multiple power points. A comfortable and versatile room with ample space for a range of bedroom furnishings.

Bedroom 2

A well-proportioned bedroom featuring a double glazed window, radiator, ceiling lighting and power points. Ideal as a guest bedroom, children's room or home office.

Bedroom 3

A good-sized single bedroom enjoying a double glazed window, radiator, ceiling light and power points. The room also benefits from a useful built-in storage cupboard, making excellent use of the available space.

Family Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. The bathroom is finished with tiled walls and flooring and further benefits from a heated towel rail, ceiling lighting and a double glazed frosted window providing natural light and privacy.

Garage

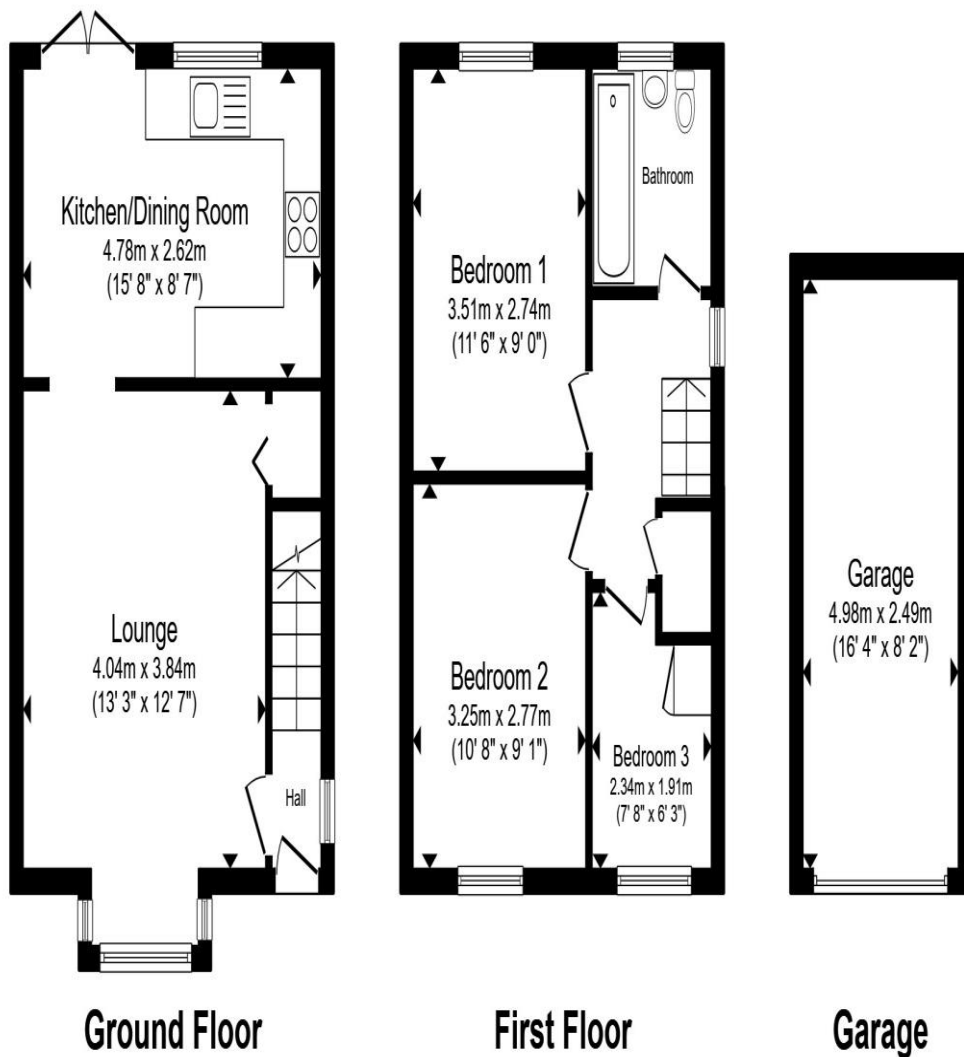
A practical single garage accessed via an up-and-over door, benefiting from power and lighting. Ideal for secure vehicle storage, workshop use or additional household storage.

Driveway

A private driveway providing off-road parking and convenient access to the garage, offering practical parking solutions for residents and visitors.

Rear Garden

A delightful enclosed rear garden designed for both relaxation and outdoor entertaining. The garden features a patio seating area ideal for al fresco dining, alongside a well-maintained lawn bordered by a variety of established plants and shrubs, creating an attractive outdoor space for the whole family to enjoy.



Total floor area 78.0 m² (840 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



welcome to
Well Spring Hill,
Wigston

- Entrance Hall & Lounge
- Kitchen Diner
- Three Bedrooms & Bathroom
- Rear Garden
- Parking & Garage

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

£270,000



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Property Ref:
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