





Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

This well presented semi-detached property is located in a popular area of Wigston. The property benefits from three bedrooms and an office/study - perfect for working from home. There is also a garage and ample off road parking. Viewing is highly recommended to appreciate this family home.

Entrance Hall

There is a door to the front of the property, central heating radiator and stairs rising to the first floor.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

With a double glazed bow window to the front of the property, brick built fireplace and central heating radiator.

Dining Room

10' 1" x 8' 11" (3.07m x 2.72m)

There are double glazed patio doors leading out to the rear garden and a central heating radiator.

Kitchen

11' 6" x 10' 3" (3.51m x 3.12m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, integrated dish washer, pantry and double glazed windows to the rear and side of the property and a door leading out to the side hallway.

Office Space

10' 5" x 7' 1" (3.17m x 2.16m)

There is a door and window from the side hall and a door and window leading out to the rear garden.

First Floor Landing

With a double glazed window to the side of the property, central heating radiator hand stairs rising from the hallway.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

With a double glazed window to the front of the property and has a central heating radiator.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

9' x 8' 8" (2.74m x 2.64m)

With a double glazed window to the front of the property and a central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, fully tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking and leads to the garage. There is a lawn and wall at the front.

The rear garden has patio area, a lawn with mature shrubs and timber fenced surrounds.

Garage

17' 9" x 8' 2" (5.41m x 2.49m)

With an up and over door at the front and has power and lighting. There is a door and window to the side hallway.









Ground Floor



First Floor

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.focalagent.com

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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road and continue along to South Wigston. Turn left onto Saffron Road and right onto Gloucester Crescent where the property is located.

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold



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