

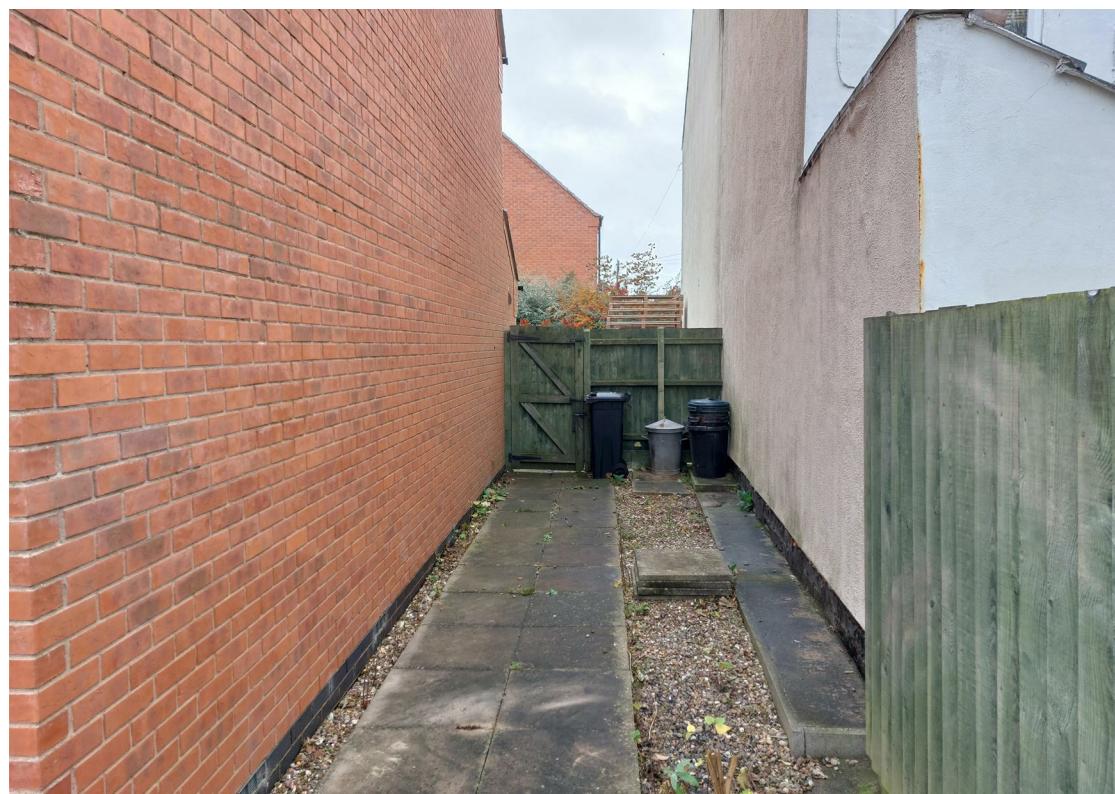


57 Two Steeples Square  
, Wigston, LE18 1DZ

£240,000

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Benefiting from gas central heating & uPVC double glazing but in need of some upgrading this semi detached family home is available with no upward chain. Within walking distance of the town centre & convenient for local schooling.



## THE ACCOMMODATION

Located at the end of a quiet cul-de-sac comprising a pleasant mix of housing built in 2010 and being a short walk from the town centre and all of its amenities , schools and leisure facilities.

Ideal for a family or as an investment, 57 Two Steeples Way benefits from uPVC Double Glazing and gas central heating but is in need of some upgrading and redecoration with the potential to be a very comfortable family home.

With parking for 1-2 vehicles and some scope for extension subject to the normal consents, the house is entered through a uPVC front door into the entrance hall with a guest wc off, a staircase rising to the first floor and doors into the ground floor rooms. The kitchen to the front of the house has been fitted with a range of base and wall units with a built under cooker, gas hob and extractor over, and space for white goods.

The lounge diner extends the full width of the house to the rear with ample space for lounge and dining furniture. A window in the lounge section overlooks the rear garden whilst French doors, in the dining area provide access onto the patio. There is also access into a useful understairs storage cupboard.

The first floor landing provides access to 2 double bedrooms and a good sized single room all having fitted furniture with a bathroom comprising a toilet, sink, and bath with glass screen and shower over, completing the accommodation.

The frontage is of tar-mac construction providing vehicle standing with a driveway to the side leading to the rear garden. In need of some tidying up the rear garden is westerly facing and having a patio area behind the house, a lawn with borders and a timber shed.

## THE AREA

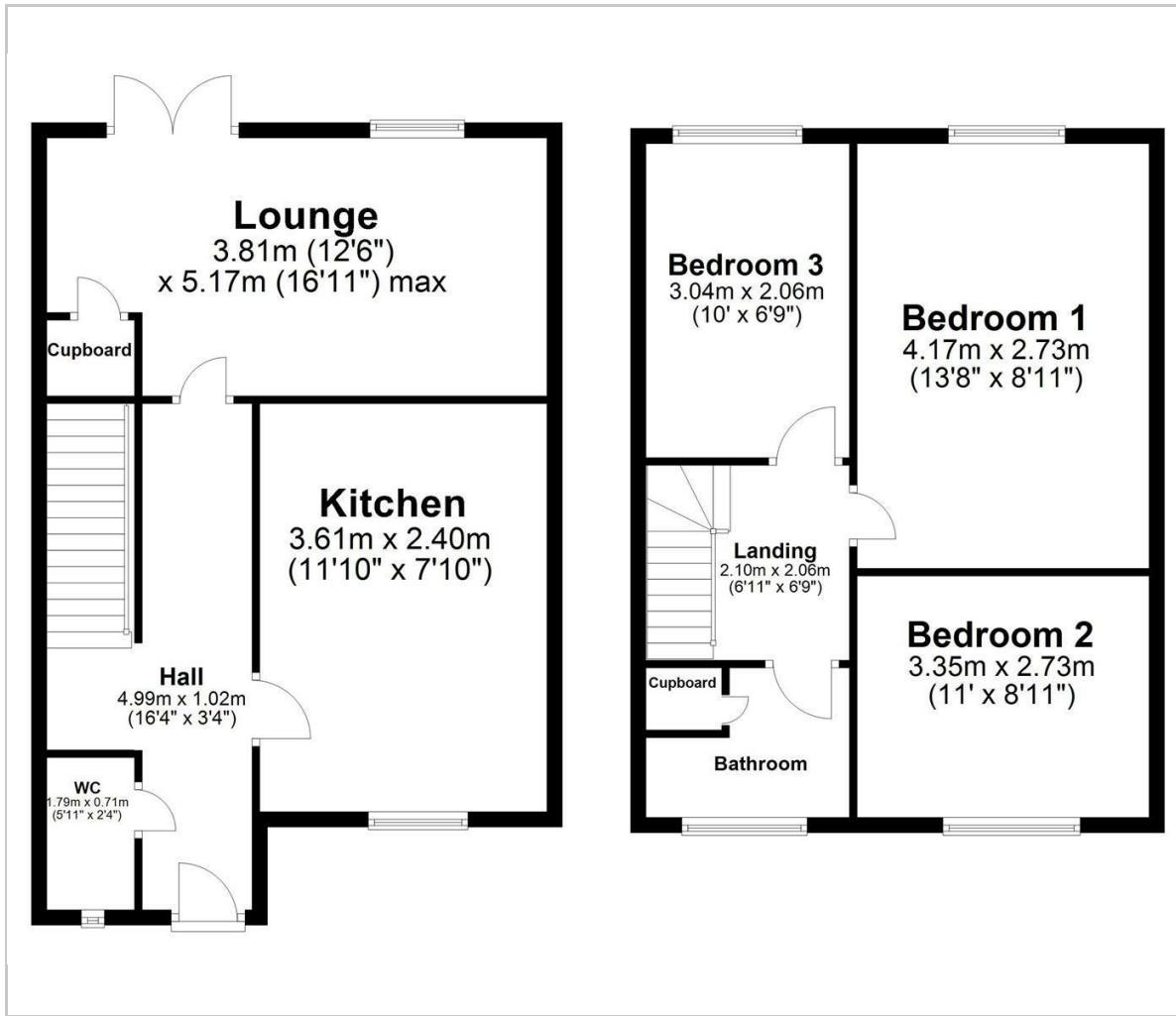
Two Steeples Square was built in circa 2010 in the site of a disused factory and has a pleasant mix of housing with a central children's play area. Just a short walk from the town centre it is very convenient for local schools and amenities and also has easy access to Leicester City centre and the motorway network with public transport routes nearby.

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 Wicingstone 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 Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

