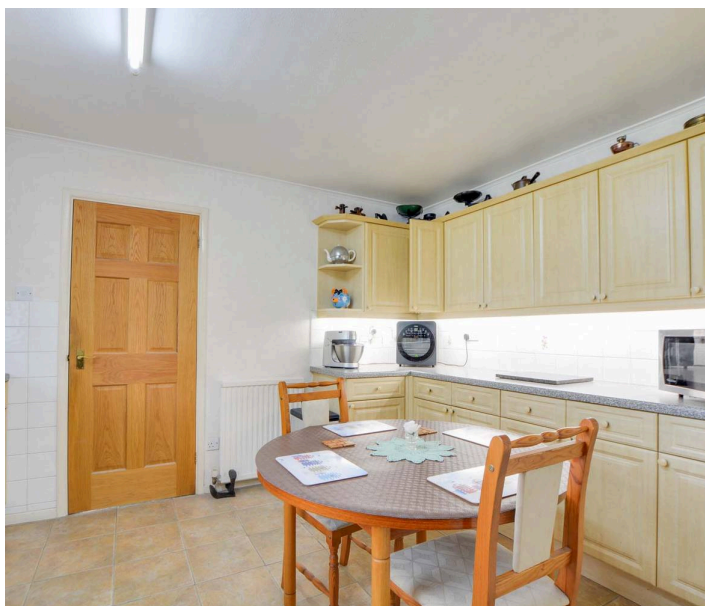


Canvey Close, Wigston

In excess of £400,000 Freehold

A well-proportioned four-bedroom detached home set within a cul-de-sac in Wigston, offering a spacious lounge, dining kitchen, utility room, double garage and a well-maintained rear garden.





Double Glazed Porch

5' 7" x 4' 7" (1.70m x 1.40m)

Providing access to the reception room.

Reception Room

21' 0" x 15' 1" (6.40m x 4.61m)

Light and airy with double-glazed window to front elevation, double-glazed patio door to rear garden, chimney breast with living flame gas fire (marble surround and hearth), coving to ceiling, television point, radiator, and stairs to first floor.

Dining Kitchen

12' 3" x 12' 3" (3.74m x 3.73m)

double-glazed window to rear elevation, ceramic tiled flooring, range of base and wall units, granite-effect laminate work surfaces, sink/drainers with mixer tap, integrated four-ring gas hob and oven with extractor over, space for fridge-freezer, and radiator.

Utility Area

7' 11" x 5' 1" (2.41m x 1.55m)

Double-glazed window to rear elevation, double-glazed door to rear garden, laminate work surfaces, built-in cupboard, plumbing for washing machine, space for tumble dryer, space for fridge, and access to the double garage and downstairs WC.

Downstairs WC

Double-glazed window and low-level WC.

First Floor Landing



First Floor Landing

Bedroom One

12' 2" x 10' 2" (3.70m x 3.10m)

Double-glazed window to front elevation, built-in wardrobes, coving to ceiling, and radiator.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.80m)

Double-glazed window to the side elevation and radiator.

Bedroom Three

9' 1" x 8' 6" (2.77m x 2.60m)

Double-glazed window to the rear elevation and radiator

Bedroom Four

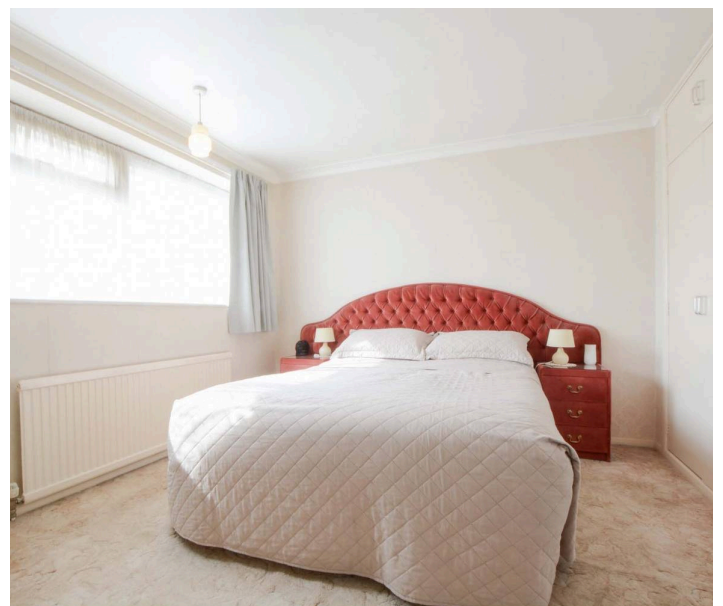
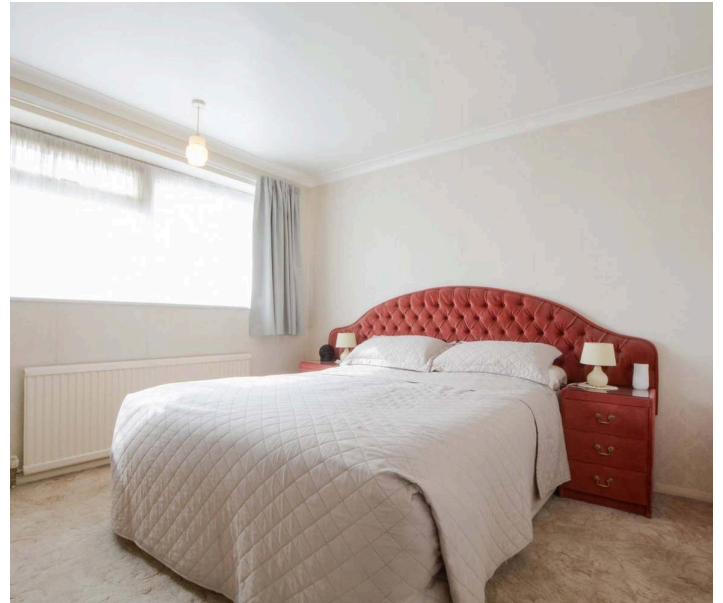
10' 6" x 6' 2" (3.20m x 1.87m)

Double-glazed window to the rear elevation and radiator

Bathroom

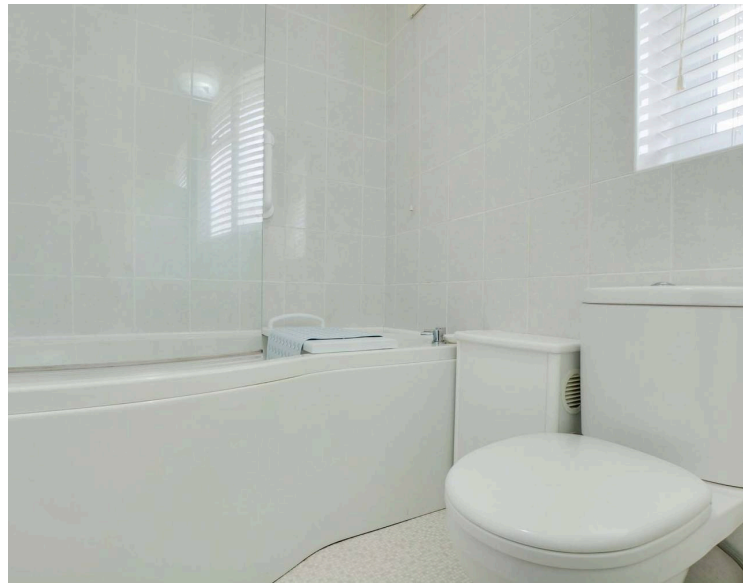
8' 9" x 5' 6" (2.66m x 1.67m)

Double-glazed window to rear elevation, bath with shower over and screen, low-level WC, wash hand basin, fully tiled walls, and radiator.









Front Garden

With a Lawn area.

Rear Garden

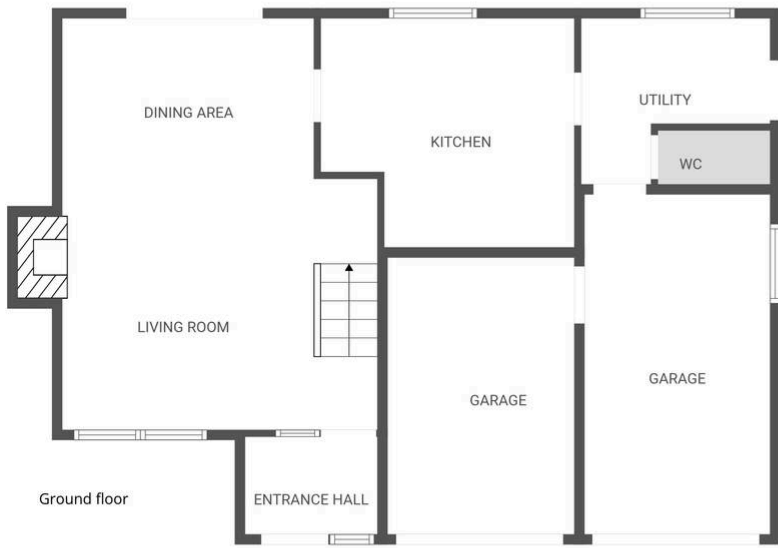
With a patio, well-maintained lawn, mature flower beds, fenced perimeter borders, and a greenhouse

Driveway

Parking for two cars.

Double Garage

Double garage (half is integral, the other part is outside).



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

We'll keep you moving...



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