

JAMES SELICKS

7 BROUGHTONS FIELD

WIGSTON
LEICESTERSHIRE
LE18 3LJ

GUIDE PRICE £315,000



A beautifully presented and extended four-bedroom townhouse, pleasantly positioned within a quiet cul-de-sac on the edge of Wigston.

Offering generous and versatile accommodation arranged over two floors, the property has been thoughtfully improved by the current owners and includes an attractive refitted kitchen, two reception areas and a low-maintenance rear garden.

Porch • sitting room • refitted breakfast kitchen • dining/family room • four bedrooms • family bathroom • driveway • integral store • low-maintenance rear garden • EPC - tbc

Location

Wigston benefits from a good range of local day-to-day shopping including a chemist, post office, supermarket, several public houses and a church. There are also excellent recreational facilities within the area and good access to the M1/M69 motorway networks and associated Fosse Retail Park.

Accommodation

The property is entered from the side into an porch, which in turn opens into a spacious sitting room with a staircase rising to the first floor.

The refitted breakfast kitchen is fitted with an attractive range of grey eye and base level units with contrasting preparation surfaces, complemented by tiled splashbacks. Appliances include a Belling range-style cooker incorporating double oven and grill, five-ring gas hob and extractor above. There is also a white one-and-a-quarter bowl sink and drainer, plumbing for a washing machine and space for a condenser tumble dryer.

Providing excellent additional living space is the extended dining/family room, a particularly versatile area equally suited to family dining, relaxing or entertaining, with a door providing direct access onto the rear garden.

To the first floor, the landing provides access to four bedrooms and the family bathroom, together with an airing cupboard. The principal bedroom benefits from built-in wardrobes and a recessed dressing area.

The family bathroom is fitted with a white three-piece suite comprising a low flush WC, pedestal wash hand basin and shaped panelled bath with shower attachment, together with a separate electric shower over.

Outside

The property enjoys a paved driveway to the front, providing off-road parking and giving access to the integral store via an up-and-over door.

To the rear is an enclosed garden which has been thoughtfully designed with ease of maintenance in mind. The garden features paved and decked seating areas, including a timber arbour, together with an artificial lawn providing plenty of usable outdoor space for both relaxing and entertaining.







Tenure: Freehold.
 Listed Status: None.
 Conservation Area: None.
 Local Authority: Oadby & Wigston Council
 Tax Band: B

Services: Offered to the market with all mains services and gas-fired central heating.
 Broadband delivered to the property: Fibre, speed unknown.
 Construction: Believed to be standard.
 Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
 Flooding issues in the last 5 years: None our Clients are aware of.
 Planning issues: None our Clients are aware of.
 Accessibility: No specific accessibility modifications made.

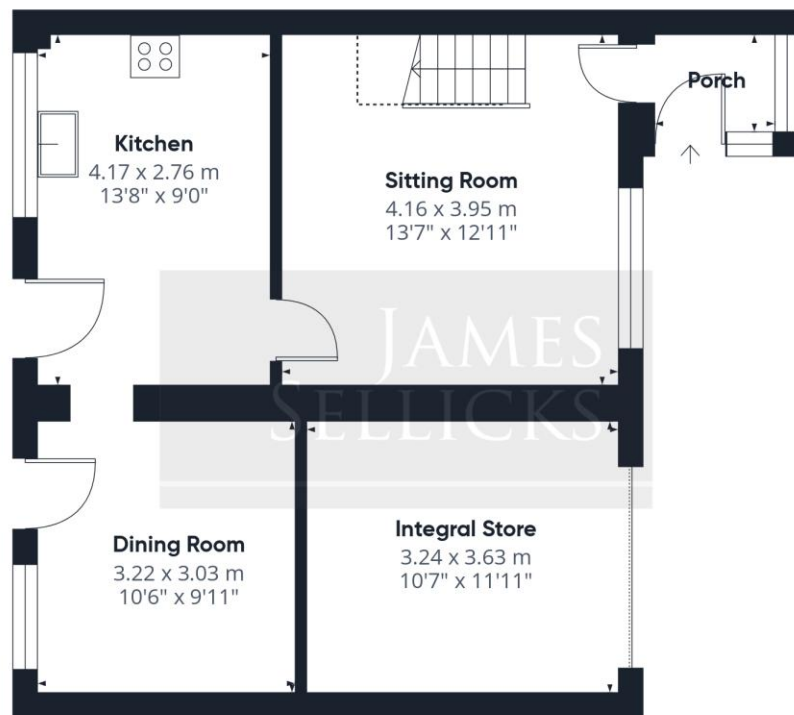
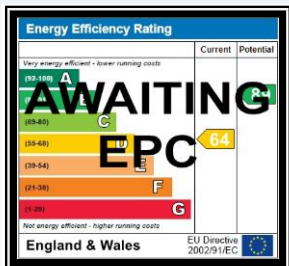
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As a regulated profession, and in accordance with the Anti-Money Laundering Regulations, we are legally required to carry out due diligence checks on all purchasers to verify their identity. A non-refundable administration fee of £60 plus VAT per purchaser is payable upon an offer being accepted. This fee covers the cost of compliance procedures, including Anti-Money Laundering and identity verification checks. These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

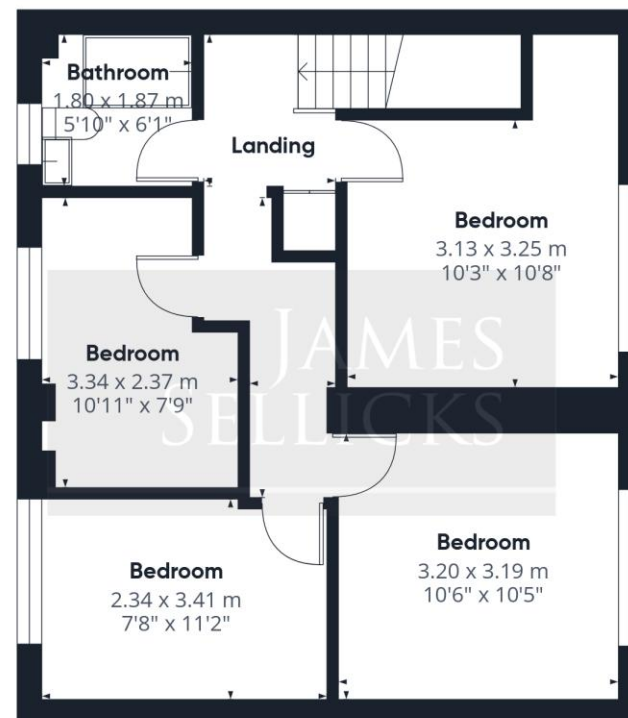








Floor 1



Floor 2



Approximate total area⁽¹⁾

99.2 m²

1068 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

