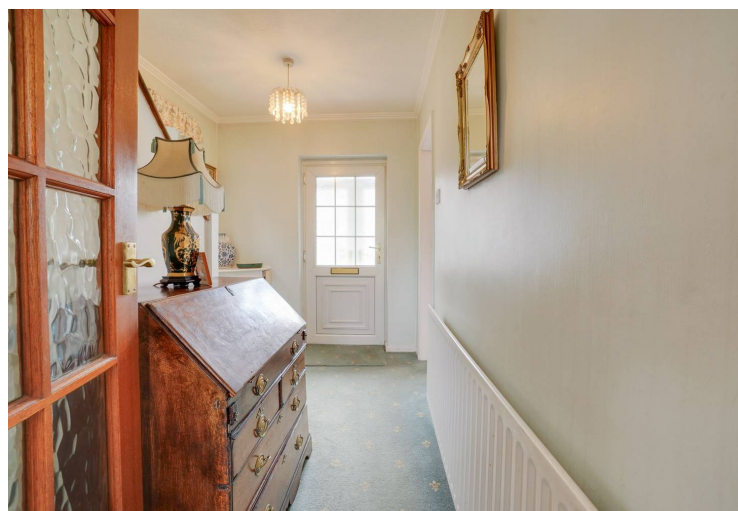
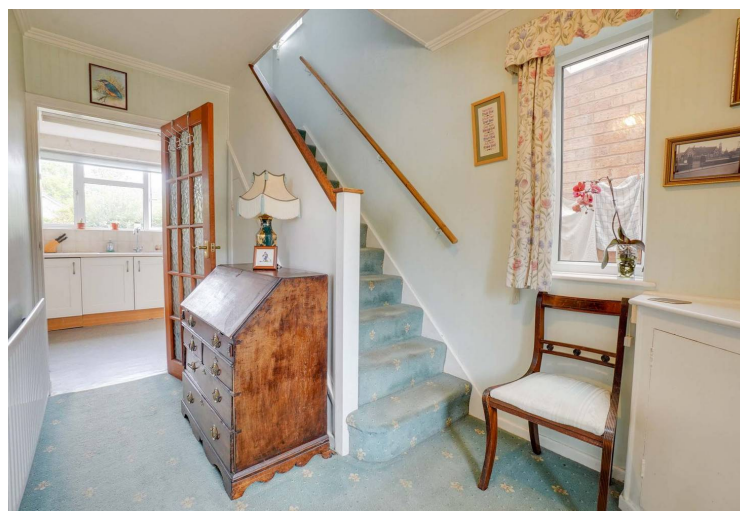




Ruskington Drive, Wigston

£325,000 Freehold

Situated in a sought-after Wigston area, just a short walk from Knighton Park, this well-maintained three-bedroom home offers spacious living, a mature garden and excellent scope to modernise.





Entrance Hall

11' 2" x 6' 11" (3.40m x 2.11m)

Accessed via the enclosed entrance porch and benefiting from fitted carpet, radiator and windows to the side elevation allowing excellent natural light. Providing access to the lounge, kitchen and staircase rising to the first floor. Further benefiting from a useful understairs storage cupboard together with an additional cupboard housing the utility meters.

Reception Room One

14' 3" x 13' 9" (4.34m x 4.19m)

Spacious reception room positioned to the front of the property and enjoying a large bay window allowing an abundance of natural light. Features include fitted carpet, a radiator positioned beneath the bay window and an attractive electric fireplace with a stone surround creating a focal point to the room.



Reception Room Two

11' 2" x 9' 8" (3.41m x 2.95m)

Positioned between the lounge and kitchen, creating a practical layout ideal for modern family living. Benefiting from fitted carpet, a radiator and patio doors opening directly onto the rear garden, providing plenty of natural light and seamless access for outdoor entertaining.



Kitchen

9' 5" x 9' 7" (2.88m x 2.92m)

Fitted with a range of wall and base units complemented by work surface space and a sink with mixer tap. Incorporating an integrated oven, hob and integrated fridge. Benefiting from a window overlooking the rear garden together with a UPVC door leading into the covered lean-to. Offering a practical layout with excellent scope for future modernisation.

Lean-To

Accessed directly from the kitchen, this useful covered area provides access to two brick-built outbuildings, one currently utilised as a storage room and the second fitted with a WC. The integral garage is also accessed from this area, creating an excellent additional storage and utility space.



Landing

Providing access to all three bedrooms and the family bathroom. A drop-down ladder to the landing gives access to the loft space, which has a strengthened floor, a dormer window bringing in natural light, full insulation, a boarded ceiling, electric light and power sockets.

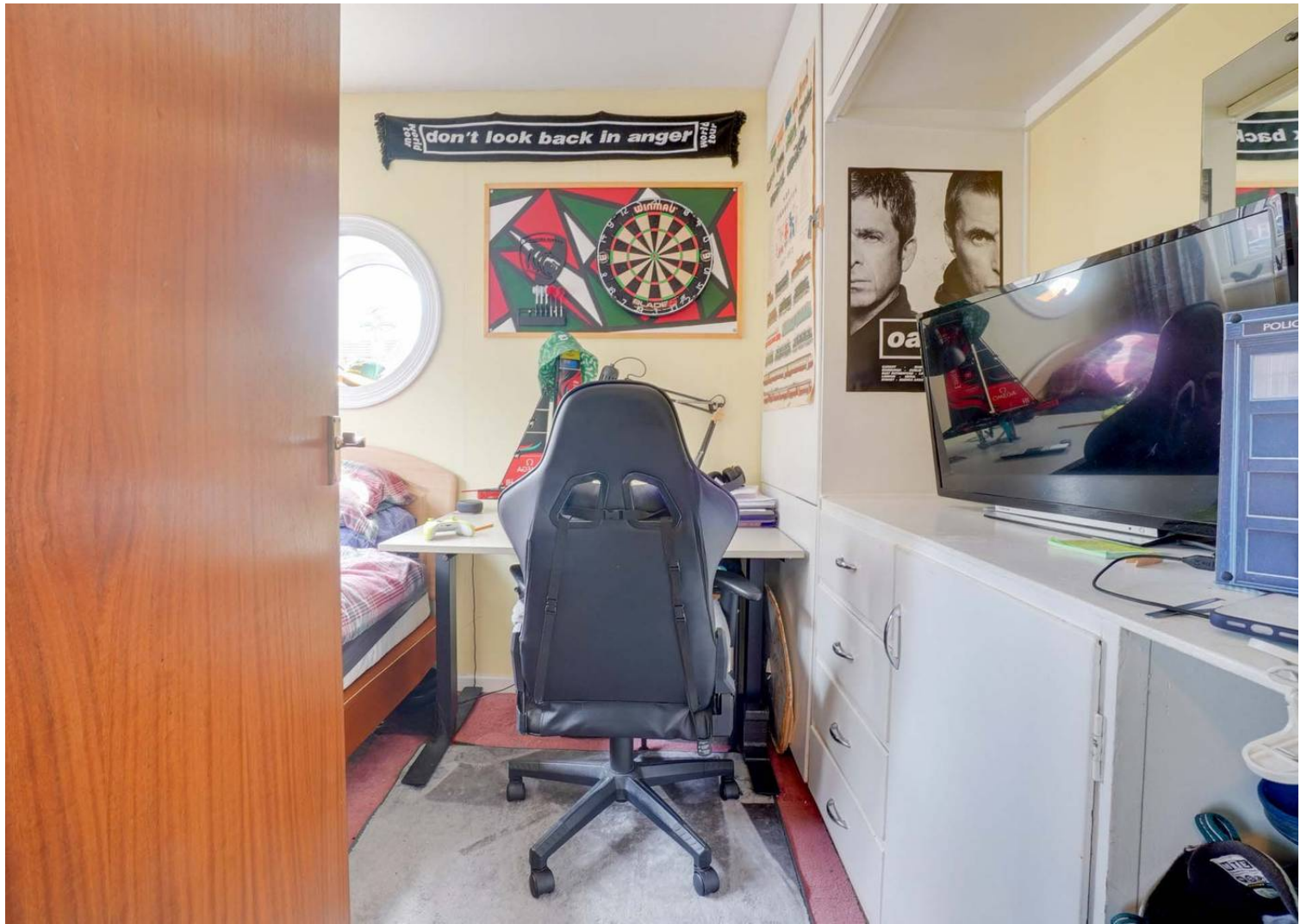
Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m)

Spacious principal bedroom positioned to the front of the property and benefiting from a large bay window allowing plenty of natural light. Features include fitted carpet, radiator, built-in wardrobes and a fitted vanity unit.









Bedroom Two

13' 5" x 10' 3" (4.08m x 3.13m)

Double bedroom positioned to the rear of the property and benefiting from fitted carpet, radiator positioned beneath the rear-facing window, built-in wardrobes and an airing cupboard housing the boiler and hot water cylinder.

Bedroom Three

9' 4" x 6' 11" (2.85m x 2.11m)

Single bedroom benefiting from windows to both the front and side elevations, creating a bright dual-aspect room. Further features include fitted carpet, radiator and built-in storage, making it ideal as a child's bedroom, nursery or home office.

Bathroom

8' 7" x 5' 10" (2.62m x 1.79m)

Family bathroom fitted with a bath incorporating a shower over, wash hand basin and WC. Benefiting from part-tiled walls, fitted carpet, a radiator and a window with a fitted blind to the rear elevation.

Front Garden

The property enjoys excellent kerb appeal with a mature front garden and driveway providing off-road parking for one vehicle. A pathway leads to the enclosed entrance porch whilst established planting softens the frontage and complements the attractive detached home.

Rear Garden

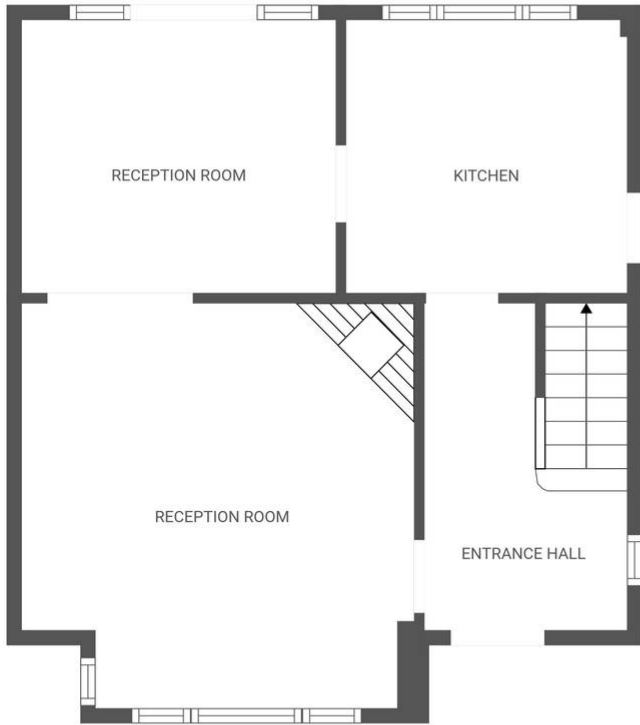
A particular highlight of the property is the beautifully maintained mature rear garden. Predominantly laid to lawn with established trees, shrubs and well-stocked borders, the garden provides a peaceful and private outdoor setting. Patio seating areas create the perfect space for entertaining or relaxing, whilst the established planting reflects the care and attention the property has received over many years. Two brick-built outbuildings are situated within the covered lean-to area. One is currently utilised as a storage room whilst the second incorporates a useful WC.

Garage

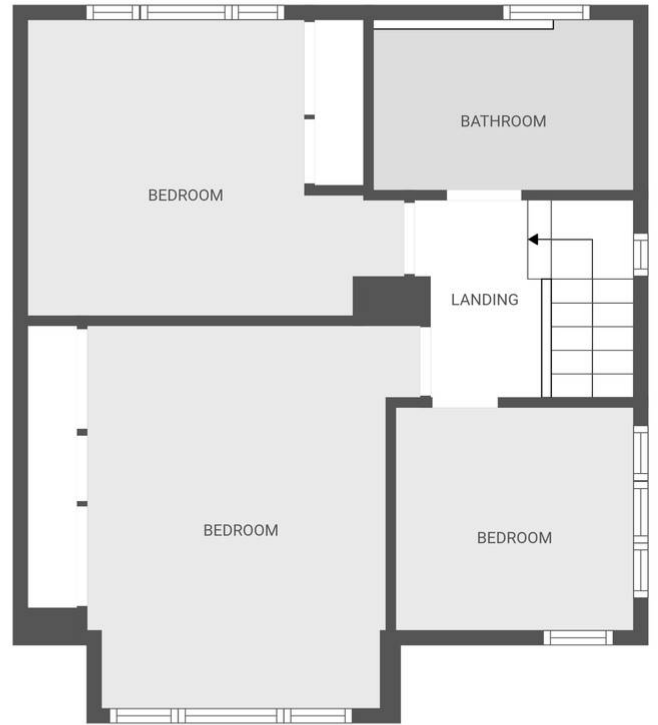
Integral garage accessed via the covered lean-to, providing secure parking or excellent additional storage.

Driveway

Driveway providing off-road parking for one vehicle.



Ground floor



1st floor

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: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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