

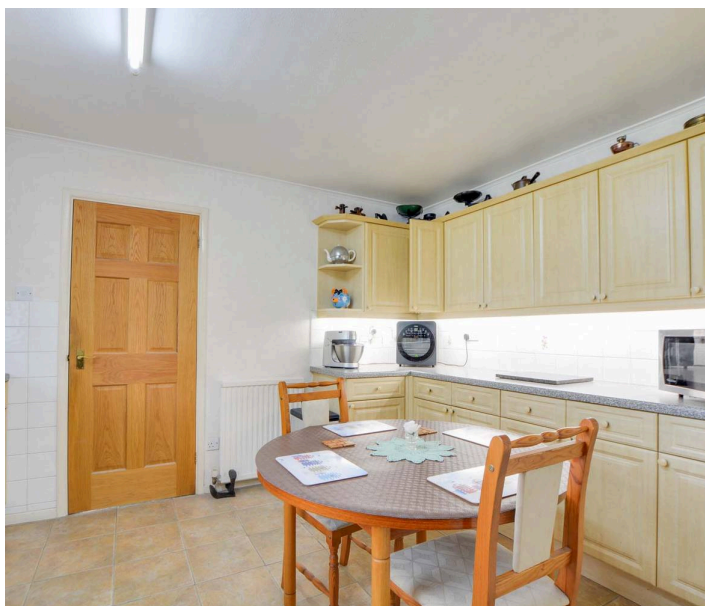


Canvey Close, Wigston

Offers In Excess Of £390,000 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/drainer 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

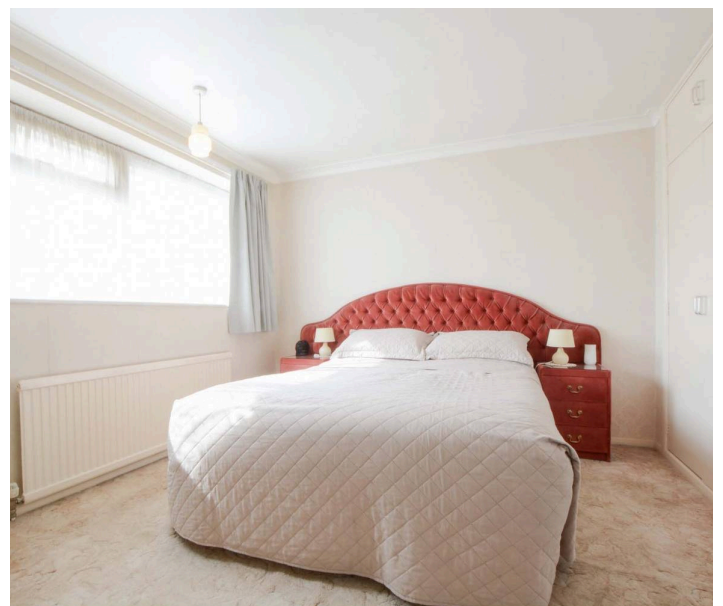
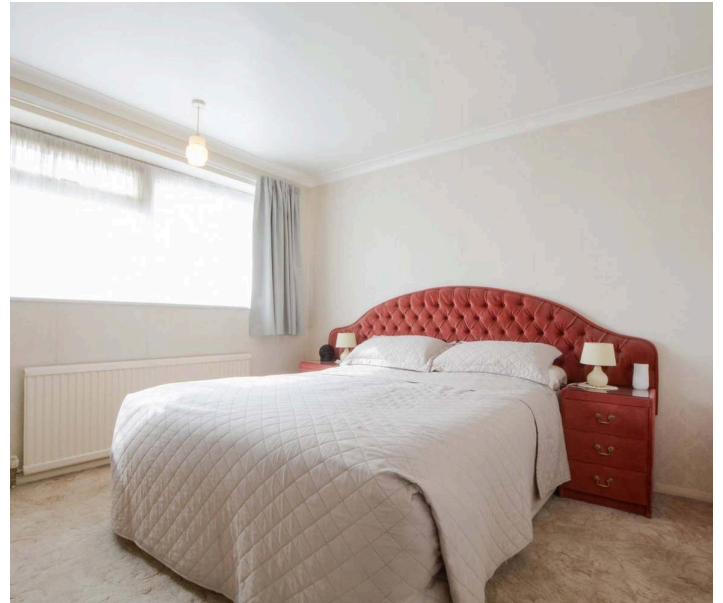
10' 6" x 6' 2" (3.20m x 1.87m)

Double-glazed window to the rear elevation and radiator

Bathroom

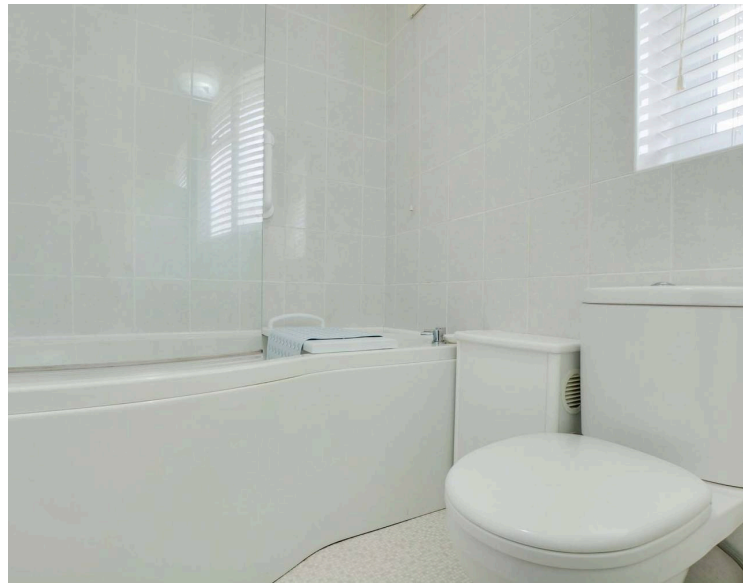
8' 9" x 5' 6" (2.66m x 1.67m)

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

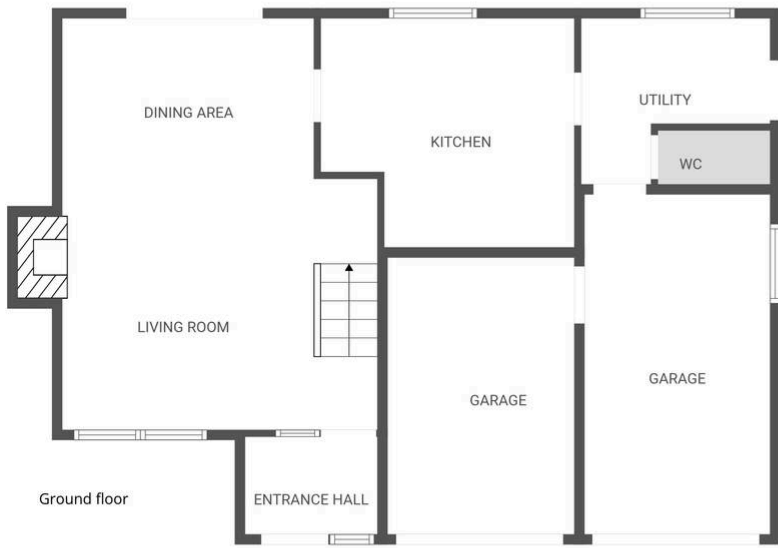
With a patio, well-maintained lawn, mature flower beds, fenced perimeter borders, and a greenhouse

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.

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The property is ideally situated for a wide range of everyday amenities within Wigston Magna, including local shops, supermarkets such as Sainsbury's and Aldi, and well-regarded schooling. Regular bus routes provide convenient access to Leicester City Centre and surrounding areas. The property is also within walking distance of Brockhill Country Park and Parklands Leisure Centre, offering excellent opportunities for outdoor recreation, leisure activities, and countryside walks right on your doorstep.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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