Collaton Road
Wigston
LE18 2GY

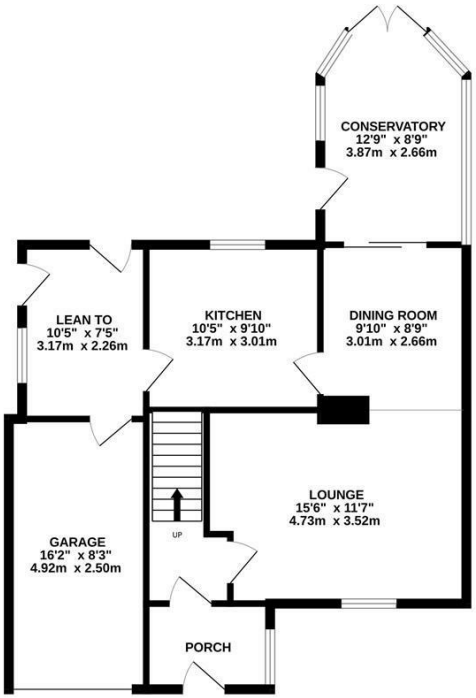
£220,000

OSCAR JAMES

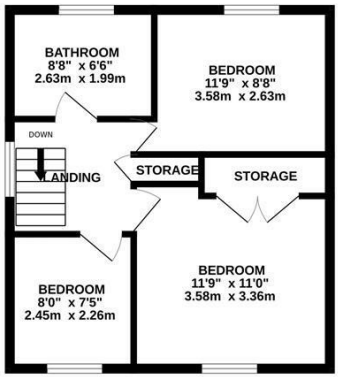
...expect excellence

FLOOR PLANS

GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Spacious living/ dining room and consevatory
- Kitchen
- Three bedrooms
- Bathroom
- Spacious rear garden
- Garage and driveway

WHAT'S GREAT?

Offered to the market with vacant possession and no onward chain, this three-bedroom semi-detached home occupies a popular residential location in Wigston and presents an outstanding opportunity for buyers seeking a renovation project.

Requiring refurbishment throughout, the property offers excellent potential to create a modern family home or investment property. The accommodation comprises an entrance hall, a spacious living room, kitchen, three well-proportioned bedrooms, and a family bathroom. There is also scope to extend or reconfigure the property, subject to the necessary planning permissions.

Outside, the property benefits from a garage, driveway providing off-road parking and enclosed garden, offering plenty of space for outdoor enjoyment or future landscaping.

Conveniently situated close to local schools, shops, supermarkets, and excellent transport links to Leicester city centre and surrounding areas, this property is ideally positioned for families, commuters, and investors alike. Viewings are strongly advised to appreciate this opportunity.

SELLER'S SECRET

This property represents an excellent opportunity for refurbishment and improvement, allowing purchasers to modernise and personalise the accommodation to their own specification. Ideally situated within a well-established residential area, close to local schools, shops, parks and public transport, making it an excellent choice for families and commuters alike.

Why we like it....

Offering generous living space, a driveway, garage and private gardens, it has the potential to become a superb family home in a well-established and highly sought-after residential location. Whether you're a growing family looking to create your forever home or an investor seeking a rewarding renovation project, this property offers exceptional scope to add value.

To buy or not to buy....

OSCAR JAMES

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