

JAMES  
SELLICKS

36 CASTLETON ROAD

WIGSTON, LEICESTER  
LE18 1FP

GUIDE PRICE £275,000



Positioned on a generous plot within Wigston Fields, this extended three-bedroom semi-detached home offers spacious family living with versatile accommodation and mature gardens.

Entrance hall • sitting room • dining room • conservatory • kitchen • three bedrooms • bathroom • attic room • front garden • driveway • single garage • rear gardens • outbuildings • EPC - tbc

#### Location

Wigston offers a wide range of local amenities with shopping, schooling, social and sporting facilities nearby. It also provides convenient access to the M1/M69 motorway networks and associated Fosse Retail Park.

#### Accommodation

The property is entered via a welcoming hallway with cloakroom storage, housing the stairs to the first floor. To the front, a comfortable sitting room with a feature fireplace surround and inset living flame effect gas fire, opens into a dining area with a door with windows either side leading into a spacious brick and uPVC conservatory with wood effect flooring, fitted blinds, a vaulted ceiling and a door leading onto the patio. To the rear of the property is the kitchen, fitted with a range of eye and base level units and drawers, preparation surfaces, an inset sink with window above, an electric cooker with induction hob and extractor unit and a useful pantry cupboard.

To the first floor a landing leads to three well-proportioned bedrooms. The principal bedroom to the front benefits from built-in wardrobes and fitted storage, and has a bay window, while the second bedroom, to the rear also offers wardrobes with drawers and a vanity unit. Bedroom three provides access via a drop-down ladder to a versatile attic room. The family bathroom is fitted with a white three-piece suite comprising low-flush WC, inset wash basin with storage, and separate shower cubicle.

#### Outside

The property enjoys both front and rear gardens. To the front is a block-paved driveway with planted borders, while the rear features a brick-built single garage (restricted access), a selection of brick and timber outbuildings, greenhouse, paved patio areas, and a mature, well-stocked garden offering excellent depth.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F

**Listed Status:** None.

**Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Non-standard construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None out Clients are Aware of.

**Flooding issues in the last 5 years:** None out Clients are Aware of.

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None out Clients are Aware of.









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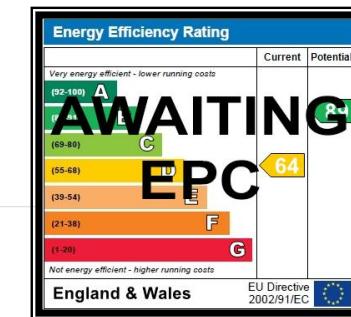
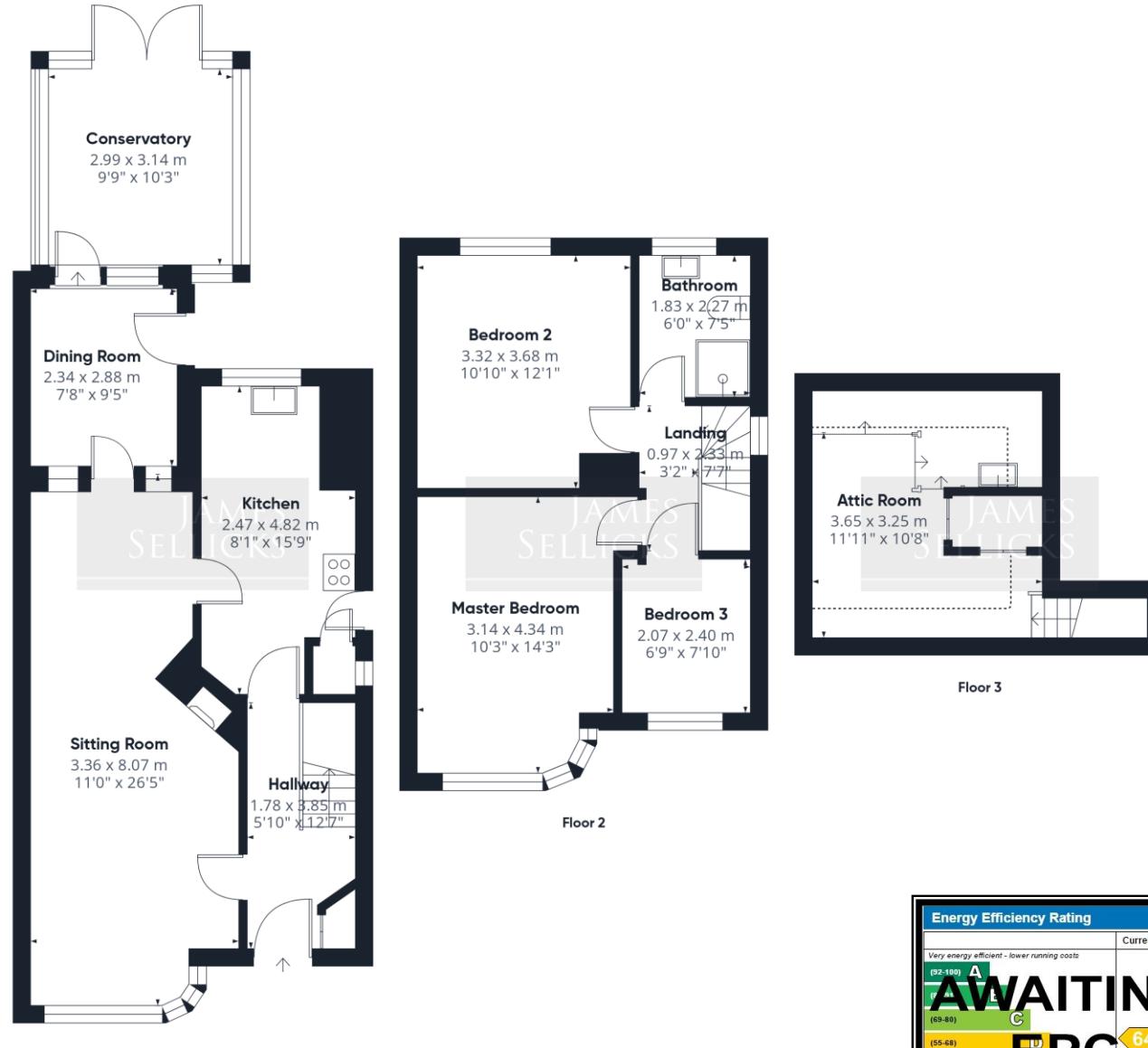
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#### Measures and Other Information

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.



Approximate total area<sup>(1)</sup>

110.3 m<sup>2</sup>

1188 ft<sup>2</sup>

Reduced headroom

5 m<sup>2</sup>

54 ft<sup>2</sup>

(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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