

Aston&Co
ESTATE & LETTING AGENTS

1 Westerby Close

, Leicester, LE18 1NY

Offers Over £270,000

3 1 1 D

No Upwards Chain! This spacious and well presented three bedroom semi detached house in Wigston. The property briefly compromises of; Entrance Hall, Lounge/diner, Conservatory & Kitchen to the ground floor. To the first floor is three good sized bedrooms, bedroom one having built in wardrobes, and a fully fitted three piece family bathroom. The property also benefits from being close to Wigston Town Centre, Off Road Parking for two cars, Double Glazing, boarded loft and Gas Central Heating. To the rear, there is an enclosed low rear garden with a large storage shed.

- Three Bedroom Semi Detached Home
- Corner Plot with Room To Extend (STPP)
- No Upwards Chain!
- Large Front & Rear Gardens
- Conservatory
- Walking Distance To Wigston Magna & Local Schools
- Gas Central Heating & Double Glazed
- Off Road Parking for Two Cars
- Internet - Standard, Superfast & Ultrafast Available. see Ofcom checker
- Council Tax Band B / EPC Rating D







Location

Forming part of the Borough of Oadby & Wigston, The popular town of Wigston Magna lies 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wichingstone had become known as Wigston Two Steeples or Two Spires as it was unusually, the home of 2 spired churches known today as All Saints & St. Wistans.
The village has grown into a thriving town in recent years with a number of housing developments spreading in all directions around the busy town centre. With a selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

Draft Details Awaiting Vendor Approval

Lounge/Diner

21'9 x 12'7 max (6.63m x 3.84m max)

Conservatory

9'7 x 8'7 (2.92m x 2.62m)

Kitchen

11'4 x 9'3 (3.45m x 2.82m)

Bedroom One

13 x 11'9 max (3.96m x 3.58m max)

Bedroom Two

12 x 7 (3.66m x 2.13m)

Bedroom Three

10'9 x 8'7 max (3.28m x 2.62m max)

Bathroom

7'7 x 6'7 (2.31m x 2.01m)

Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

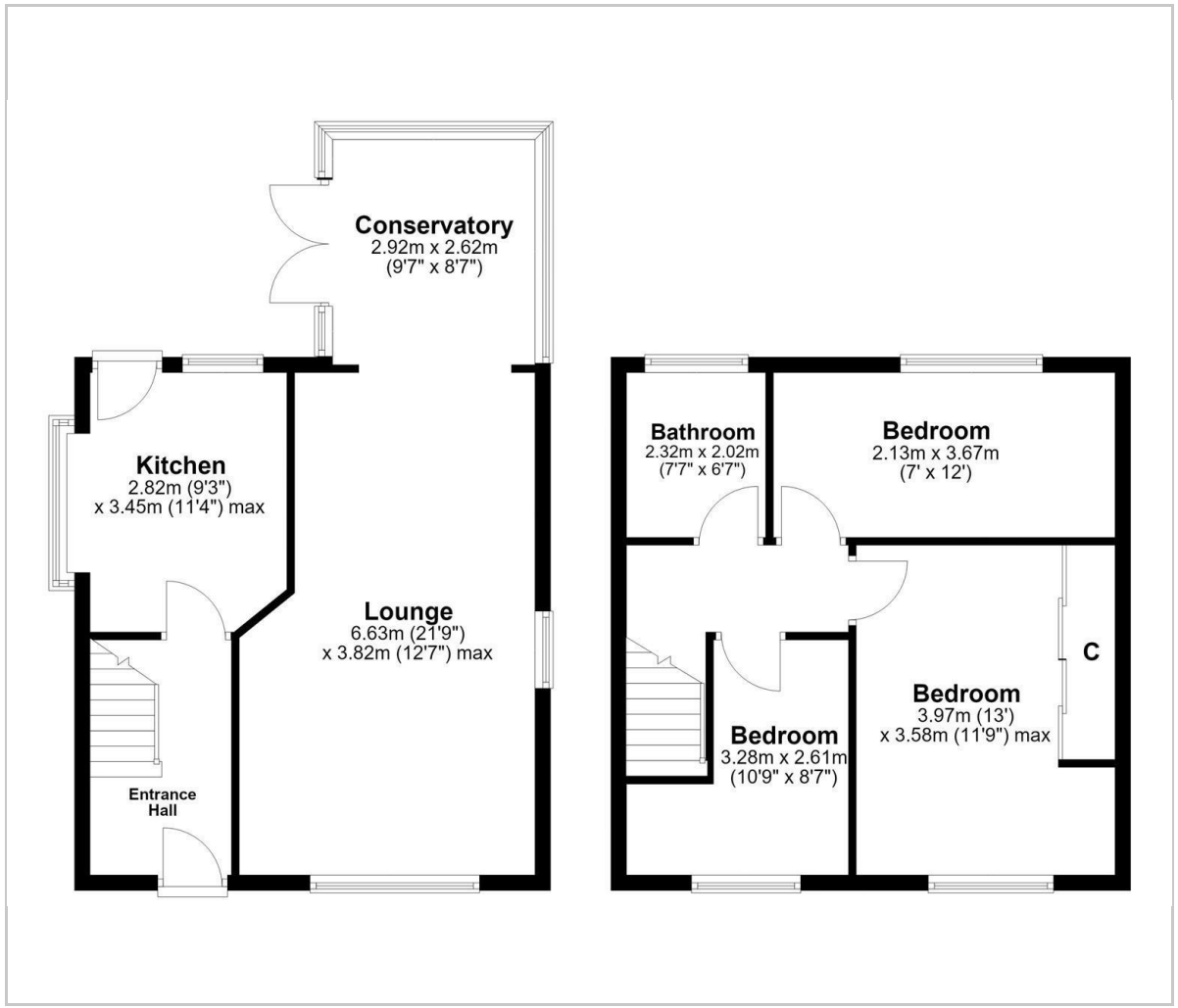








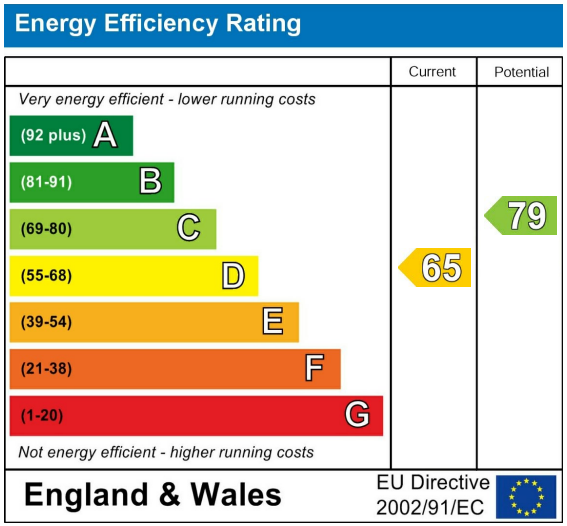
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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