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ESTATE & LETTING AGENTS



17 Homestead Drive

Little Hill, Wigston, LE18 2HP

Offers Over £250,000

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WITH NO UPWARD CHAIN this spacious family home with scope to extend stands on a generous plot in a very popular location, convenient for schools, town centre amenities & leisure facilities. Easy access to Leicester, Fosse Park & the motorways

- SEMI DETACHED FAMILY HOME
- LOUNGE & DINING KITCHEN
- CONSERVATORY
- 3 BEDROOMS AND FAMILY BATHROOM
- CARPORT AND GARAGE
- FRONT AND REAR GARDENS
- EXCELLENT LOCATION
- CONVENIENT FOR SCHOOLS AND TOWN CENTRE AMENITIES
- COUNCIL TAX BAND C EPC RATING tbc
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker







OVERVIEW

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AVAILABLE TO THE MARKET WITH NO UPWARD CHAIN

Located on a popular residential street in a very convenient location, with a pleasant mix of detached and semi-detached dwellings in the sought-after Little Hill development to the south of Wigston Magna's thriving town centre.

Standing behind a low brick wall on a generous plot with a driveway, carport and a single garage, the house is entered through a an enclosed porch with a double glazed sliding door and briefly comprises: An entrance hall, spacious lounge, dining kitchen,, conservatory, 2 double bedroom, a generously sized single bedroom and a recently re-fitted shower room.

THE ACCOMMODATION

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Benefiting from Gas Central Heating and uPVC Double Glazing, this delightful 3 bedroom family home stands on a generous plot with gardens to the front and rear, a drive, carport and single concrete sectional garage.

Entered through a double glazed patio style sliding door into an enclosed porch and onwards through a uPVC door into the entrance hall providing access to the ground floor rooms and a having staircase rising to the front with a storage cupboard under.

The lounge is a generously proportioned living space with a large window overlooking the front, a modern fitted-in fire and an opening into the dining kitchen.

The kitchen area has been fitted with a range of base and wall units with space for white goods, a sink and drainer, built in double oven and electric hob, an external door to the side, a door into the hall and a window overlooking the rear garden.

The dining area has ample space for a family dining suite with patio doors giving access into the conservatory.

The brick built conservatory with uPVC windows and French doors has a radiator for year round use and provides an excellent seating area with views of the garden and access onto the patio.

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On the first floor, the landing provides access to: Bedroom 1 with a full range of fitted furniture, space for a double bed and a window overlooking the front, bedroom 2 is also a double room with built in furniture with a window overlooking the rear garden. The third bedroom is a generously sized single room to the front of the house. A re-fitted family shower room comprising toilet, sink and walk-in shower enclosure completes the first floor accommodation.

OUTSIDE

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The gardens have been thoughtfully designed and lovingly maintained with the frontage, set behind a low brick wall having a driveway providing car standing and access to the car-port.

A low maintenance gravel area has a mature shrubbery border and the carport to the side of the house leads to a single concrete sectional garage and to the delightfully presented rear garden.

A paved patio area lies directly behind the house with steps rising to a path leading to a timber shed and a second patio area. The spacious lawn has deep well-stocked borders with shrubs and trees providing a good level of privacy.

THE AREA

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Homestead Drive is a residential street in the popular Little Hill development, located to the south of the town centre and convenient for all of its amenities, schools and leisure facilities.

Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 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 choice of Banks, public houses and restaurants, and a comprehensive selection of shops.

Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.

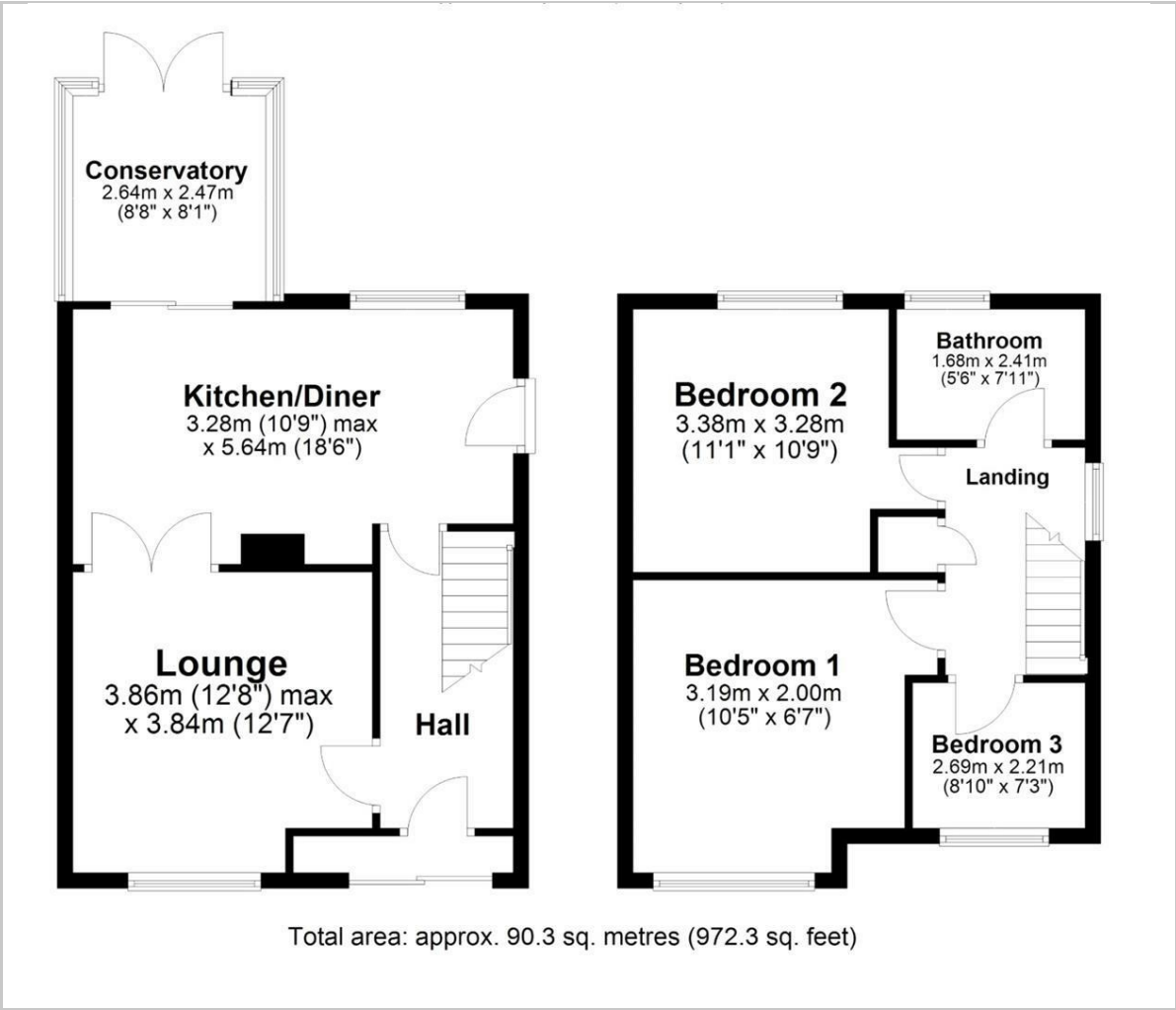






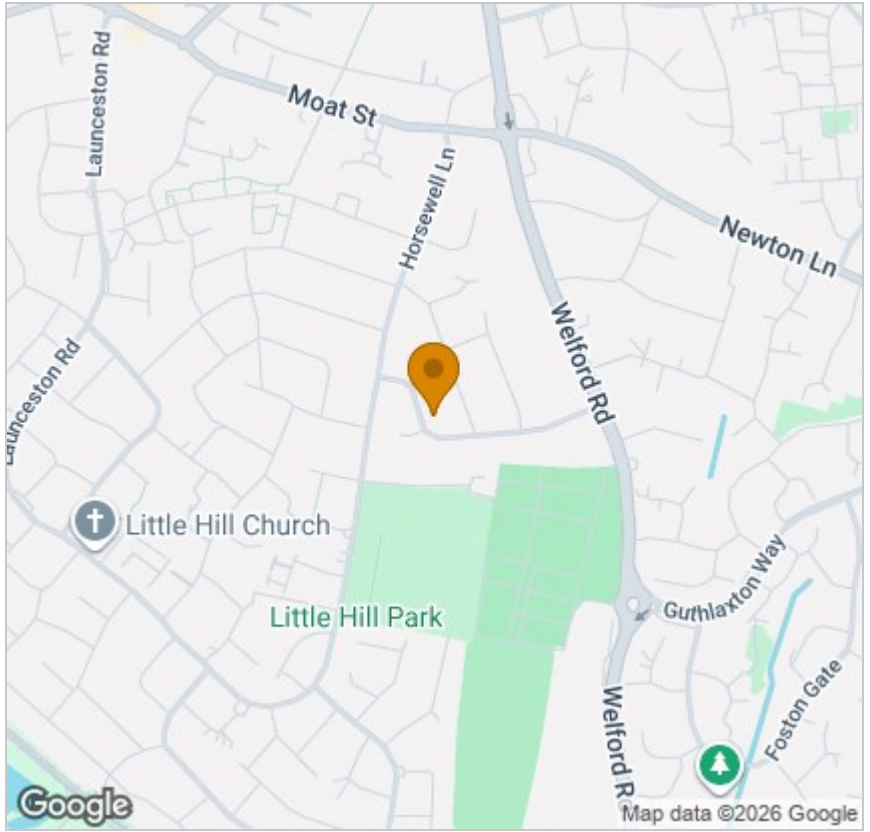


Floor Plan

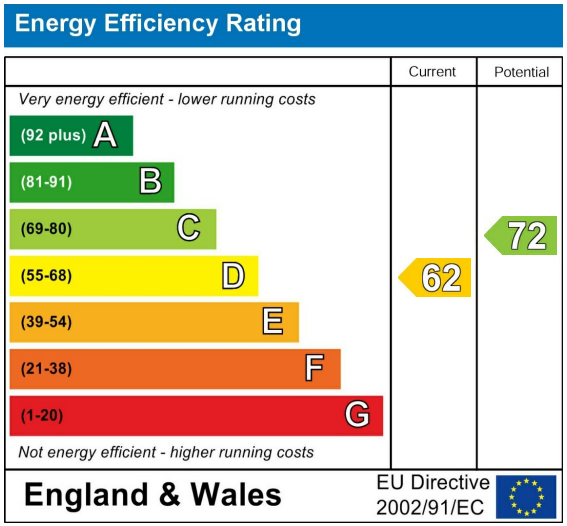


Total area: approx. 90.3 sq. metres (972.3 sq. feet)

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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