



56 Horsewell Lane
, Wigston, LE18 2HQ
O.I.E.O £225,000



Nicely presented bungalow with a refurbished kitchen and a new boiler. Standing on a wide plot with parking and a garage. Close to bus routes and having easy access to Wigston town centre, Leicester city centre, Fosse park and the motorways

- SEMI-DETACHED BUNGALOW
- LOUNGE/DINER & BREAKFAST KITCHEN
- 2 DOUBLE BEDROOMS & FAMILY BATHROOM
- RECENTLY INSTALLED GAS BOILER
- GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING
- CAR STANDING AND SINGLE GARAGE
- CLOSE TO TOWN CENTRE AMENITIES
- CONVENIENT FOR PUBLIC TRANSPORT
- COUNCIL TAX BAND B - EPC RATING C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

Built to a popular design on the Little Hill estate in the desirable South Leicestershire town of Wigston, this 2 bedroom semi detached bungalow is conveniently located for town centre amenities & leisure facilities with excellent public transport links. The bungalow is presented to the market in very nice order and is available to view by appointment only. With a wide frontage that has a paved driveway providing hard standing and access to the concrete sectional garage, and a low maintenance gravelled area for additional off-road parking, this nicely presented 2 bedroom semi-detached bungalow is extremely convenient for the shops and amenities in the busy town centre and enjoys excellent public transport links with the South Wigston Railway Station being a short drive away and a regular bus service into both Wigston and Leicester being nearby. Benefiting from uPVC double glazing and Gas Central Heating with a newly installed boiler, the bungalow is entered through the main entrance to the side, and briefly comprises: An entrance hall, a lounge/diner, a breakfast kitchen, 2 double bedrooms and a family bathroom. Gated pedestrian access to the side of the bungalow leads to the low maintenance rear garden with pedestrian access to the garage.

THE ACCOMMODATION

The main entrance, located to the side of the property leads through a recessed open porch and into the hallway providing access to the rest of the accommodation. To the right of the hall is the door into the spacious breakfast kitchen. Recently refurbished, this room has been fitted with a range of base and wall units with a stainless steel sink and drainer, a cooker and hob with an extractor hood over, space for white goods, ambient under-cupboard lighting, ample built-in storage and windows to the front and rear. A door leads from the kitchen into the lounge/diner which has a large window to the front and scope to re-instate a door back into the hall. The master bedroom lies at the end of the hall. A generously sized double bedroom with a window overlooking the rear garden. Bedroom 2 is slightly smaller but still large enough to accommodate a double bed and has views of the rear garden. The bathroom comprising a toilet, sink and bath with glass screen and shower over completes the accommodation.

OUTSIDE

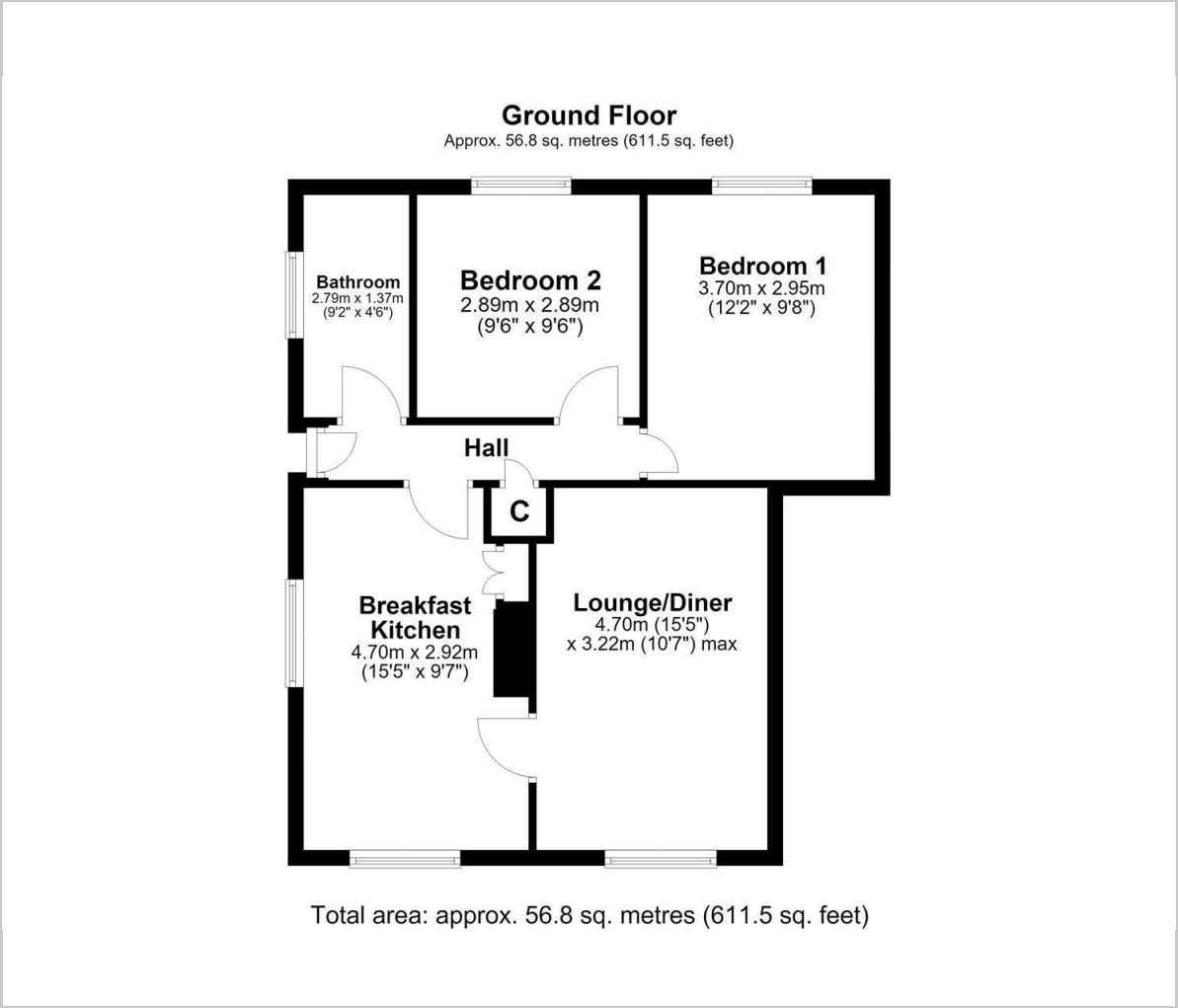
The gardens have been designed with low maintenance in mind, the front has a paved driveway providing car standing and access to the garage, with the remainder being gravelled for additional parking space. Gated access leads to the private fenced rear garden with a paved patio area, a raised gravel seating area, a lawn and pedestrian access to the garage.

THE AREA

Little Hill is a popular residential development to the south of the town with a pleasant mix of detached and semi-detached dwellings, its own primary schools and a parade of shops including a post office, pharmacist and a co-op store, all within walking distance of the town centre and on a regular bus route to Wigston town centre and Leicester City Centre. 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



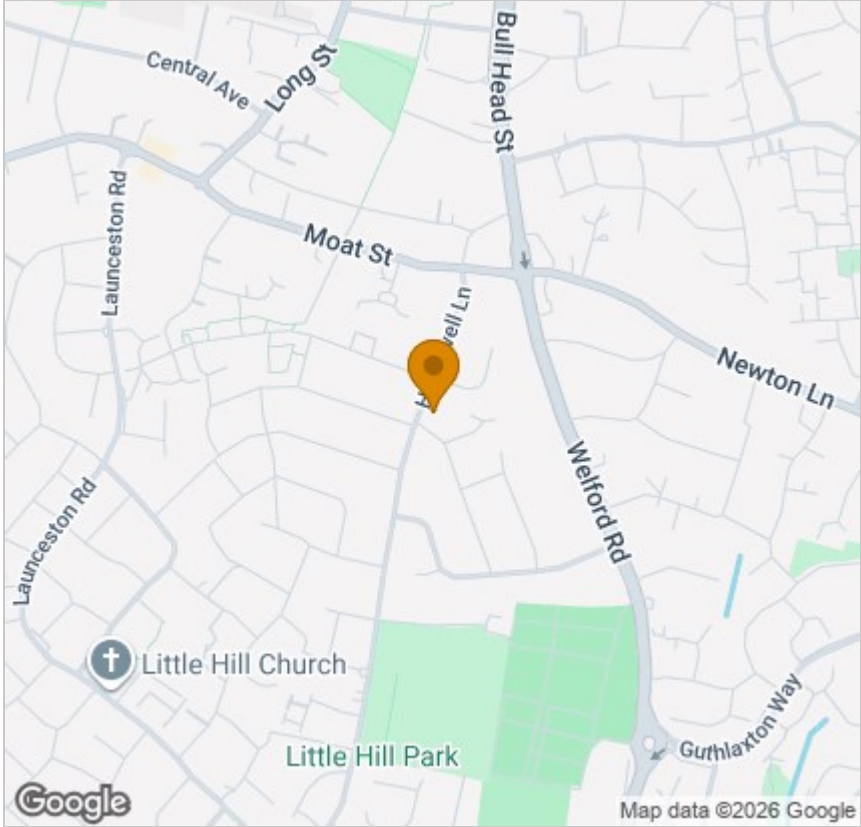
Viewing

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

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Area Map



Energy Efficiency Graph

