Aston&Co
ESTATE & LETTING AGENTS



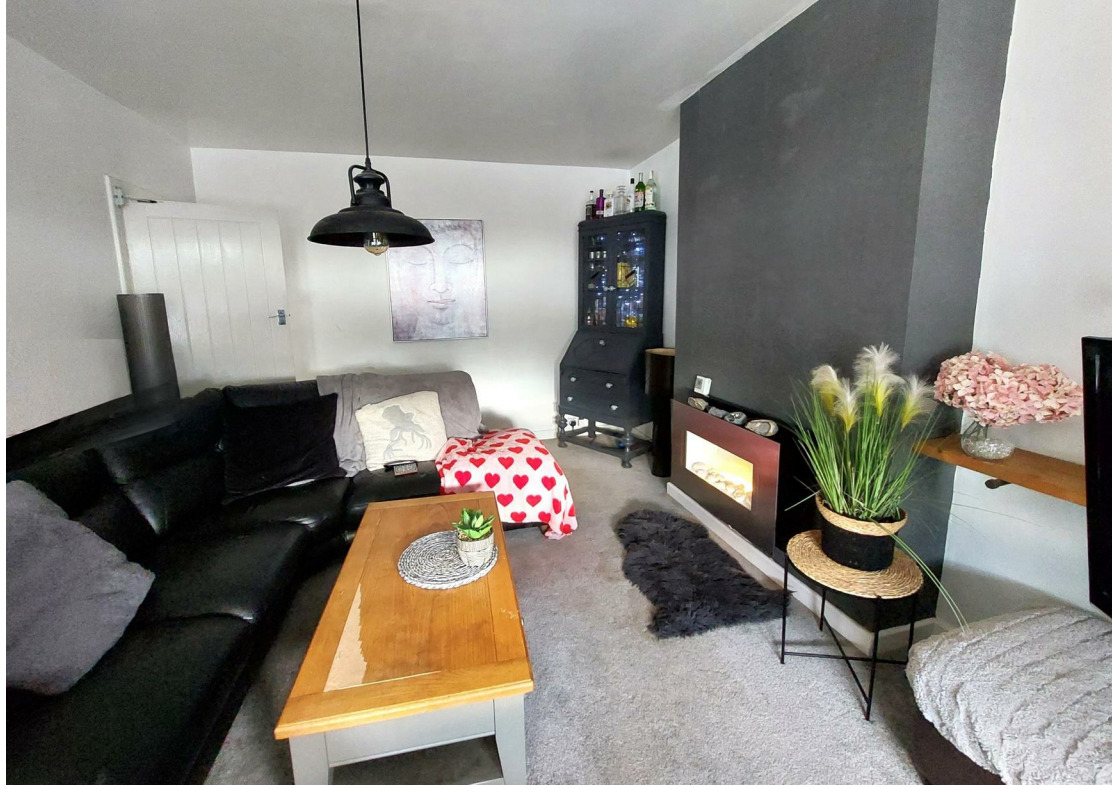
261 Leicester Road Wigston

, Wigston, LE18 1JU

£275,000

3 1 2

Extended & Improved family home with large extended kitchen/diner, 3 double bedrooms plus a loft room with a wc. Excellent location with easy access to Leicester & Wigston town centre. Convenient for schools and local amenities.



- SEMI-DETACHED FAMILY HOME
- EXTENDED AND IMPROVED
- LOUNGE AND EXTENDED/RE-FITTED DINING KITCHEN
- 3 DOUBLE BEDROOMS
- LOFT ROOM WITH WC
- PARKING FOR 2-3 CARS
- ATTRACTIVE REAR GARDEN
- EXCELLENT LOCATION
- COUNCIL TAX BAND C EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker





INTRODUCTION

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Enjoying easy access to Leicester City Centre and Wigston Town centre and all of their amenities and schools, and convenient for public transport routes, this significantly extended family home has been very much improved by the current owners who have created an extremely spacious and comfortable family home.

Benefiting from Gas Central Heating and majority uPVC double glazing the house which stands behind a block paved frontage is entered through the front door and briefly comprises:

An entrance hall, front lounge, extended living dining kitchen, stairs to the first floor where there are three double bedrooms and a family bathroom, a second staircase to a loft room and a separate wc

THE ACCOMMODATION

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Standing on a generous plot on Leicester Road in the popular South Leicestershire town of Wigston Magna the house is entered through a front door into the entrance hall having tiled flooring, doors into the ground floor rooms, a staircase with storage under rising to the first floor.

A door leads off to the right into the spacious lounge with carpeted flooring, a bay window overlooking the front and an electric fire set on the chimney breast. A second door leads from the hall into the large living dining kitchen. The living/dining section has ample space for comfortable seating and a family dining suite and has a breakfast bar . French Doors provide views of the garden and access into the patio. The extended kitchen area has been fitted with a range of base and wall units, a fitted under oven with gas hob and extractor hood over.

There is further space and plumbing for appliances. Dual aspect windows and an external door leading to the side of the house.

Upstairs there are 3 well-proportioned double bedrooms. Bedroom 1 to the rear is currently used as a first floor snug/gaming room and has built in cupboards and a window overlooking the rear garden. Bedroom 2 has been extended to provide ample space for a large bedroom suite and also has a window to the rear. Bedroom 3 to the front is slightly smaller but still large enough to accommodate a double bed and has fitted wardrobes.

The family bathroom has been tiled and comprises a toilet, wc and bath with glass screen and shower over.

A second staircase rises to the loft room. Whilst the current owners have a bed in this room it is ideal as a hobby or storage room and a separate wc has been added

OUTSIDE

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The gardens are an important feature with the frontage having been block paved to provide hard standing for 2-3 cars and having gated access to the rear. The rear garden has been landscaped with a patio area behind the house leading to a spacious lawn with a second seating area with timber storage sheds at the bottom of the garden, all having mature well-stocked gardens.

THE AREA

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Leicester Road is an arterial road running between Leicester and Wigston Magna and providing easy access to both. Convenient for local amenities, schools and leisure facilities with the nearby A3561 outer ring road providing direct access to Fosse Retail Park and the motorway networks.

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..

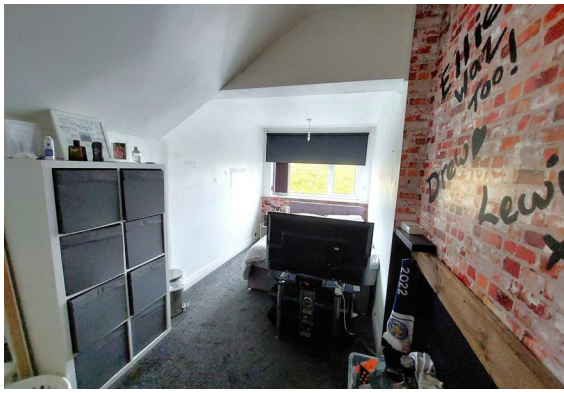
A number of primary schools around the towns residential areas feed primarily into The Wigston Academy for children aged 11 and upwards.

Local leisure facilities include: Wigston pool and fitness centre, Parklands Leisure Centre, Brocks Hill Countryside Park, The Leicester Race Course and nearby Knighton Park as well as a number of golf courses.

Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse retail park via the nearby Outer ring road.

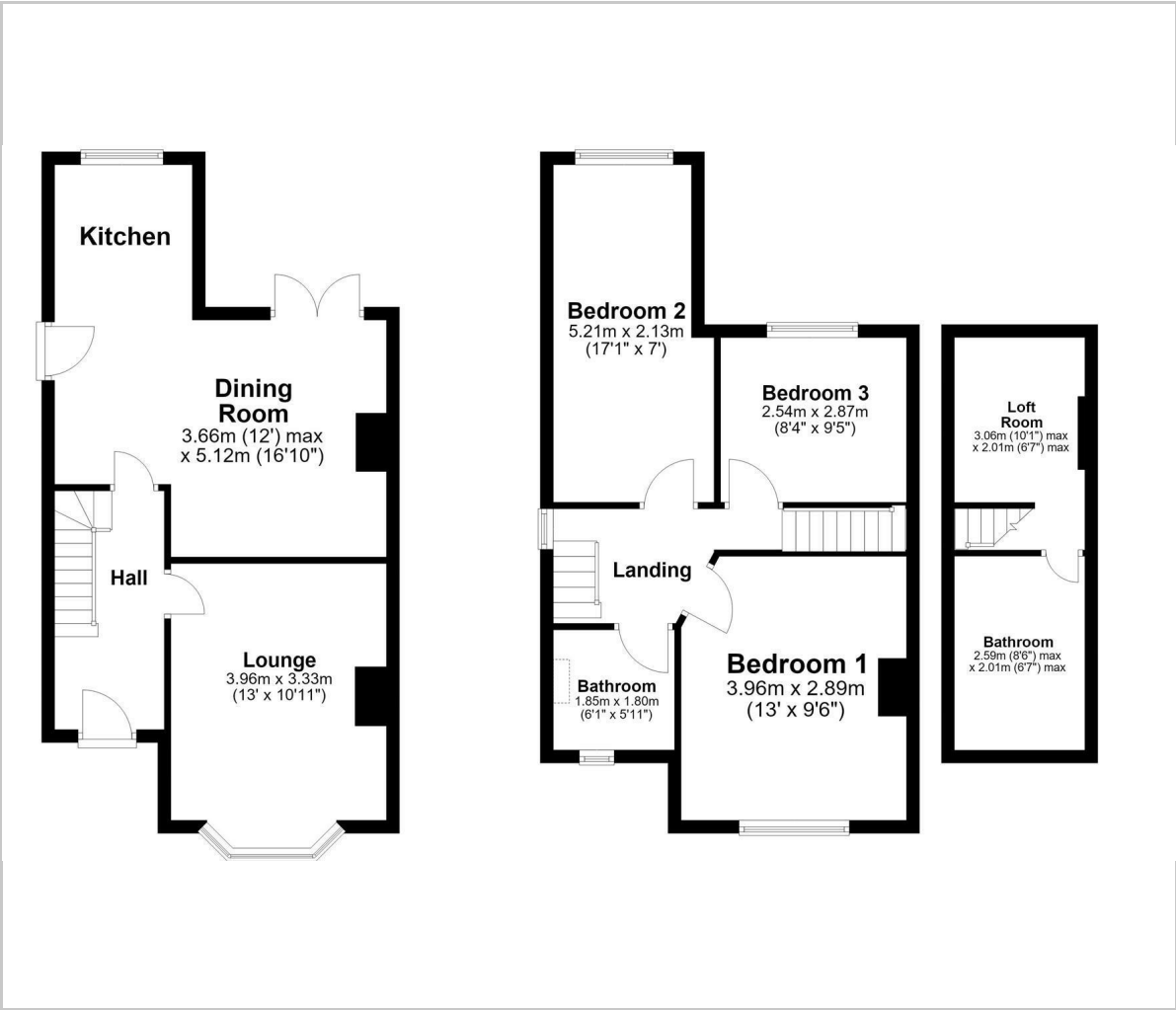




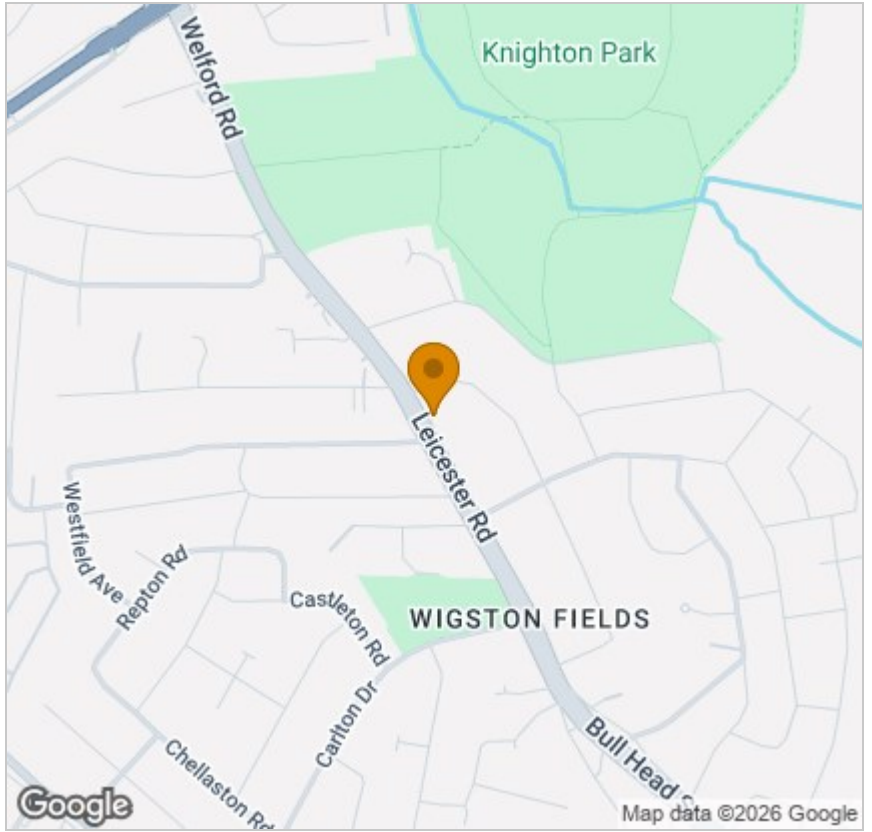




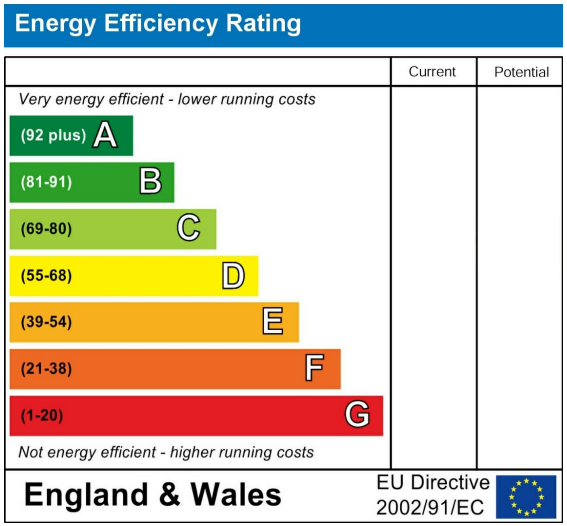
Floor Plan



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.

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