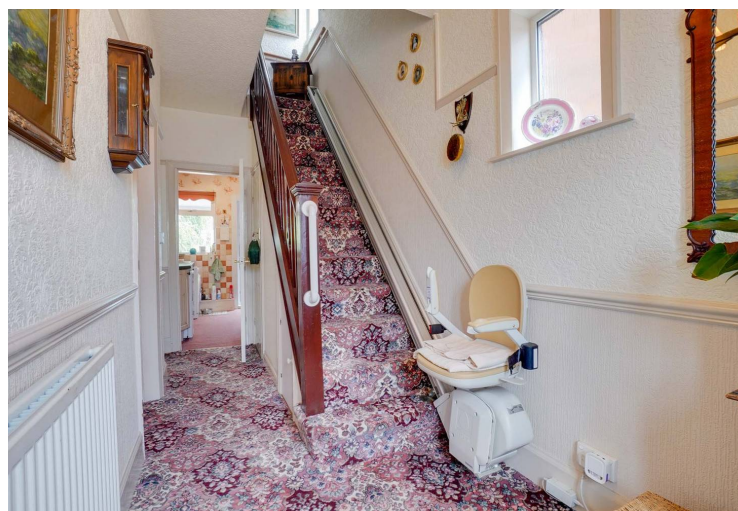
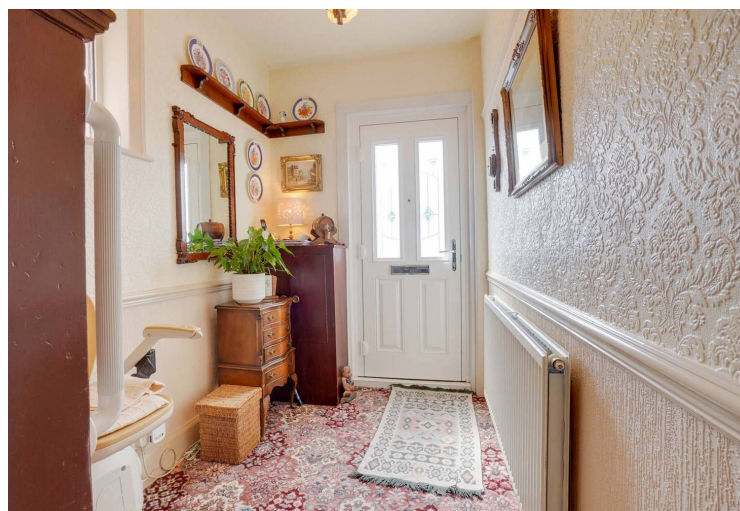




Leicester Road, Wigston

Offers Over £260,000 Freehold

Situated in a popular Wigston location, this three-bedroom semi-detached home offers spacious accommodation, a beautifully maintained rear garden and excellent potential to modernise.





Entrance Hall

15' 9" x 5' 8" (4.80m x 1.72m)

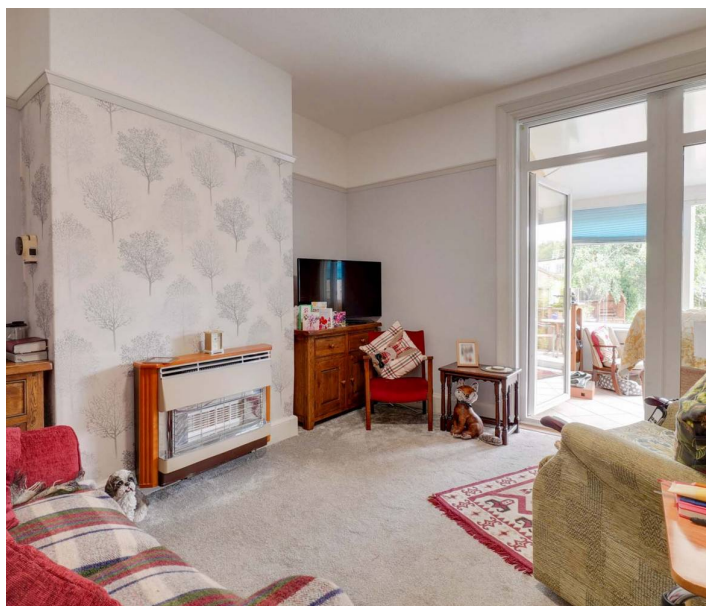
Accessed via the front entrance door and benefiting from fitted carpet, radiator and a window to the side elevation allowing natural light into the hallway. Providing access to the lounge, dining room, kitchen, downstairs WC and staircase rising to the first floor.



Reception Room One

14' 11" x 12' 4" (4.55m x 3.76m)

Spacious reception room positioned to the front of the property, enjoying a large bay window allowing an abundance of natural light. Features include fitted carpet, radiator and a feature timber fireplace with marble surround incorporating an inset gas fire, creating an attractive focal point to the room.



Reception Room Two

11' 0" x 11' 9" (3.36m x 3.57m)

Well-proportioned second reception room positioned to the rear of the property and benefiting from glazed doors opening into the conservatory. Features include fitted carpet and a feature gas fireplace, creating an ideal dining or additional family living space.



Kitchen

8' 3" x 6' 11" (2.51m x 2.11m)

Fitted with a range of wall and base units complemented by work surface space and a sink with drainer. Offering space for a freestanding oven, fridge freezer and washing machine. Benefiting from a window to the rear elevation, door leading into the conservatory, electric heater and a combination of tiled walls and timber wall cladding. The kitchen provides a practical layout with excellent scope for updating to suit modern tastes.

Conservatory

14' 0" x 7' 10" (4.26m x 2.39m)

A generous additional reception space enjoying views over the rear garden through double glazed windows on three sides. Benefiting from tiled flooring, a multiwall polycarbonate roof, patio doors opening onto the garden and a useful built-in storage cupboard, currently utilised as a utility area.

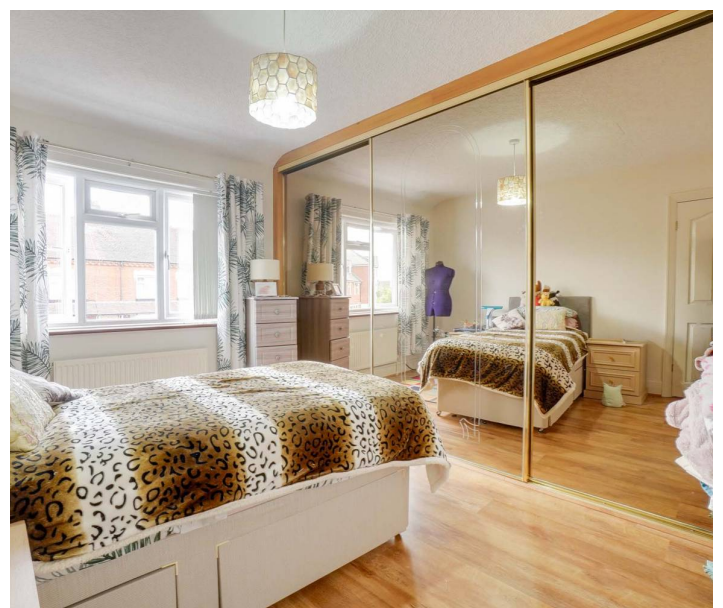
Downstairs WC

4' 8" x 2' 5" (1.43m x 0.74m)

Conveniently positioned beneath the staircase and fitted with a low-level WC and wash hand basin. Benefiting from tiled flooring and a window to the side elevation.

Stairs & Landing

Benefiting from fitted carpet, a window to the side elevation, and access to all three bedrooms and the shower room.









Bedroom One

11' 3" x 11' 6" (3.42m x 3.51m)

Spacious double bedroom positioned to the rear of the property, benefiting from built-in wardrobes, fitted carpet, radiator and a window overlooking the rear garden.

Bedroom Two

12' 9" x 10' 1" (3.88m x 3.07m)

Double bedroom positioned to the front of the property, benefiting from laminate flooring, built-in wardrobes, a radiator and a window to the front elevation.

Bedroom Three

7' 9" x 7' 1" (2.35m x 2.15m)

Well-proportioned third bedroom currently utilised as an alterations studio. Benefiting from fitted carpet, built-in storage, a window to the front elevation and a radiator.

Shower Room

6' 8" x 6' 11" (2.02m x 2.10m)

Recently converted into an accessible wet room, fitted with a specialist level-access shower incorporating an electric shower and accessible surround, allowing the shower area to also function as a seated bathing space. Further comprising a low-level WC, wash hand basin, towel rail radiator and an airing cupboard housing the hot water cylinder. Benefiting from waterproof safety flooring, tiled walls surrounding the shower area and a window to the rear elevation.

Front Garden

The property is set back from Leicester Road behind a driveway providing off-road parking for one vehicle. A pathway leads to the front entrance, whilst mature planting softens the frontage and provides attractive kerb appeal.

Rear Garden

A standout feature of the property is its beautifully maintained mature rear garden. Predominantly laid to lawn with established shrubs, planting and mature borders, the garden provides a peaceful and private outdoor environment. A patio seating area adjoins the conservatory, creating an ideal space for entertaining or relaxing, whilst the generous lawn offers plenty of room for keen gardeners and families alike.

Driveway

Driveway providing off-road parking for one vehicle.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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