





Weir Close, Wigston

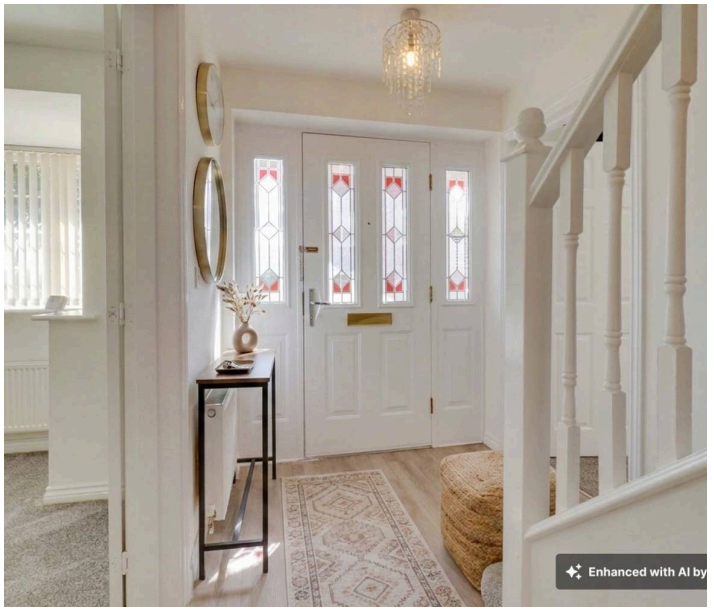
£375,000 Freehold

Spacious four-bedroom detached family home positioned within a sought-after cul-de-sac in Wigston. Offering three reception rooms, two en-suites, double garage, private garden and no upward chain.

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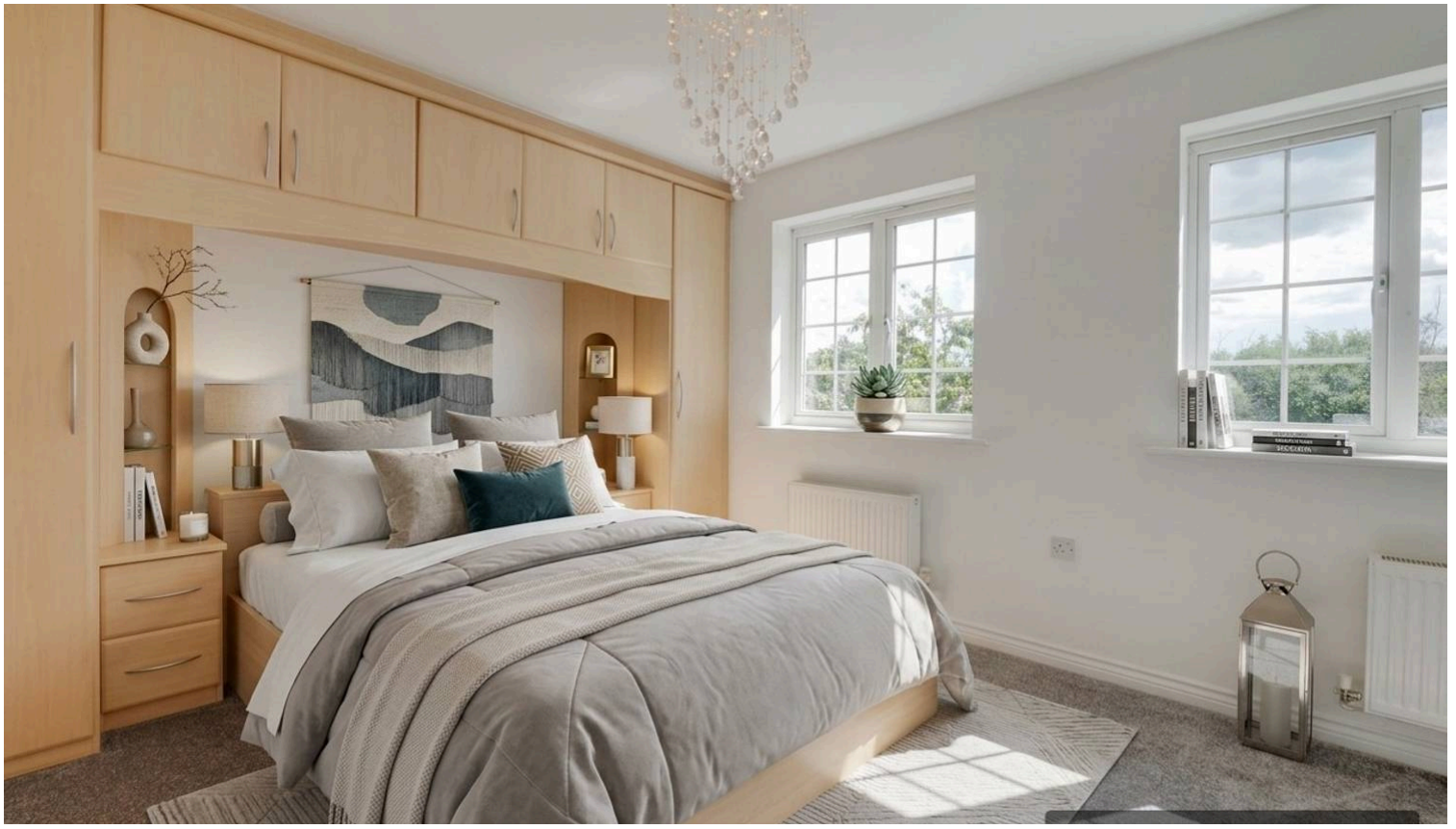


Entrance Hall
15' 6" x 5' 9" (4.72m x 1.76m)
Bright and welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor. Benefiting from wood-effect flooring, a radiator and neutral décor.

Reception Room One
12' 6" x 8' 7" (3.80m x 2.62m)
Versatile reception room positioned at the front of the property. Ideal as a home office, study, playroom, snug or formal sitting room, benefiting from a UPVC double-glazed window, radiator and power points.

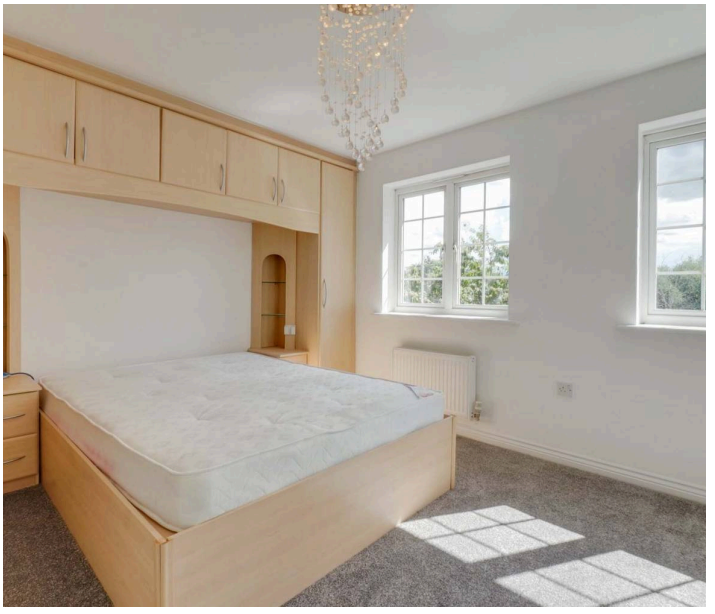
Reception Room Two
10' 5" x 8' 7" (3.18m x 2.62m)
An additional reception room positioned to the front aspect, offering flexible accommodation to suit a variety of family requirements, including a dining room. Benefiting from a UPVC double-glazed window, radiator and neutral décor.

Reception Room Three
19' 0" x 11' 7" (5.80m x 3.53m)
An additional reception room positioned to the rear aspect, offering flexible accommodation to suit a variety of family requirements. Benefiting from UPVC double-glazed patio doors and windows, a radiator and neutral décor.



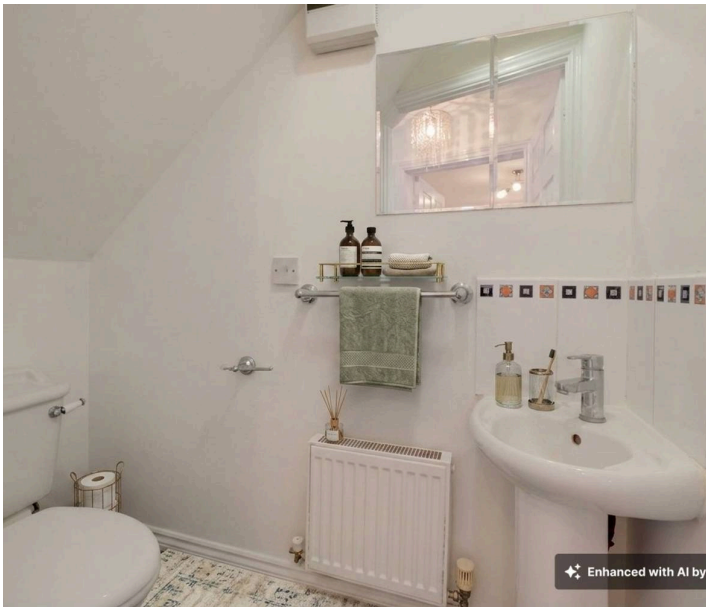
Ground Floor W/C
5' 11" x 3' 3" (1.80m x 0.98m)
Convenient cloakroom fitted with a WC and wash hand basin.

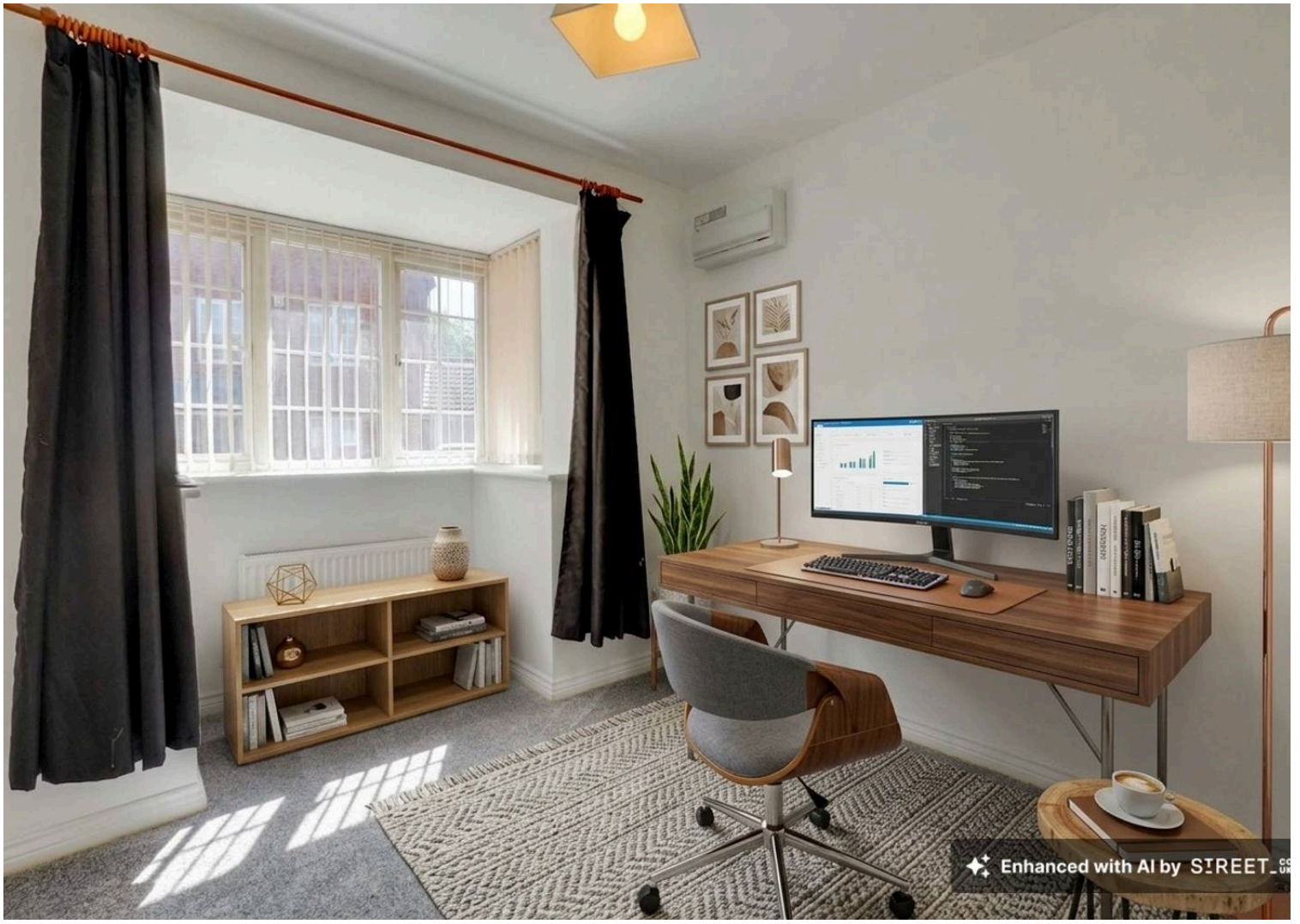
Kitchen / Dining Room
19' 1" x 12' 4" (5.81m x 3.76m)
(maximum measurements incorporating the dining area). Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include an integrated oven, gas hob with extractor hood above, stainless steel sink and drainer and tiled flooring. The dining area is incorporated within the kitchen, providing space for a dining table and chairs and creating a practical family kitchen.



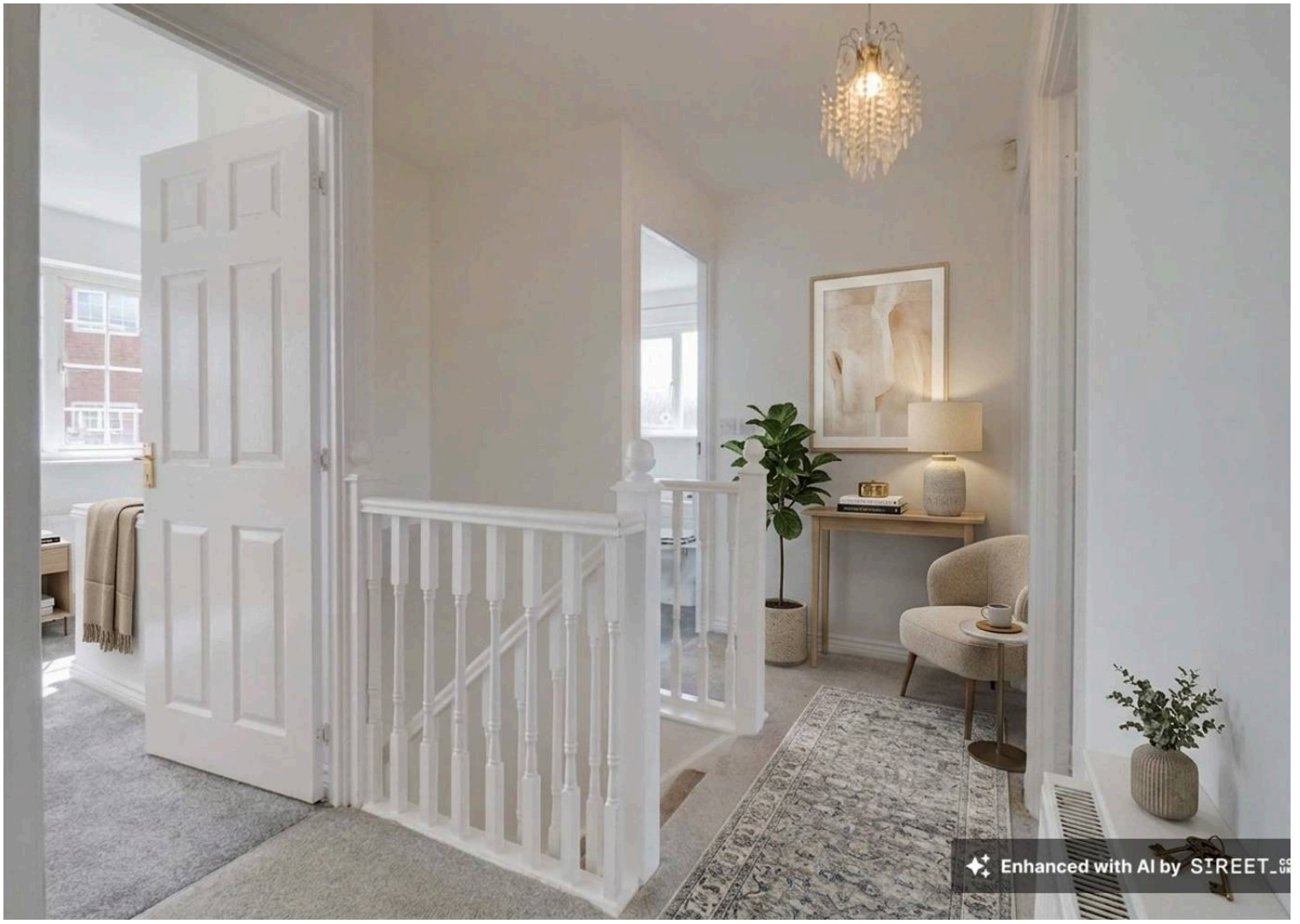
Landing
9' 6" x 4' 7" (2.89m x 1.40m)
Central landing providing access to all four bedrooms and the family bathroom. Benefiting from a built-in storage cupboard and loft access.

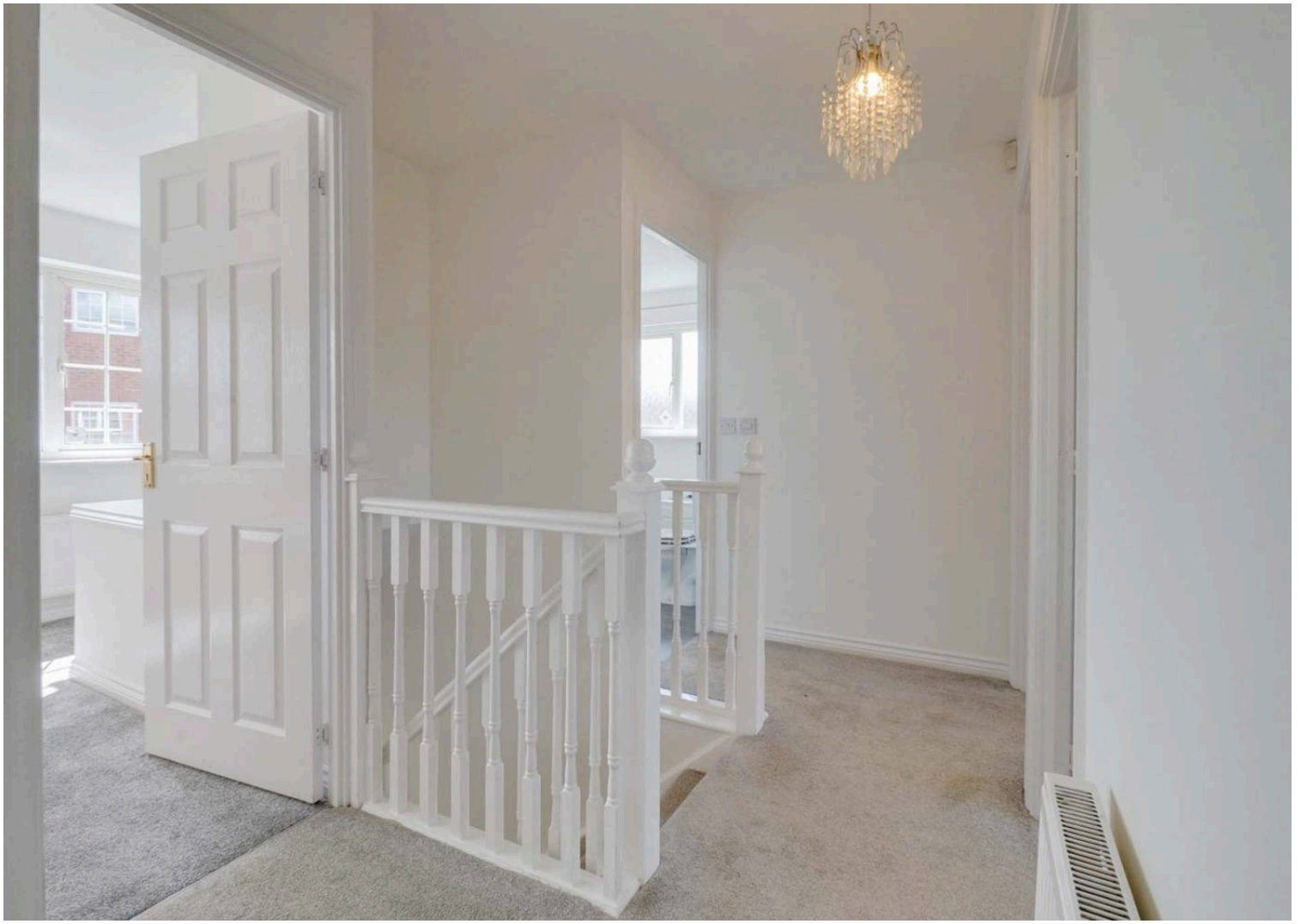
Bedroom One
15' 0" x 9' 7" (4.58m x 2.92m)
Generous principal bedroom benefiting from fitted wardrobes, a fitted bed, radiator, UPVC double-glazed window and access to a private en-suite shower room. Enjoying attractive views across the open green space to the front of the property, the room also benefits from a pleasant outlook with no neighbouring properties directly overlooking.

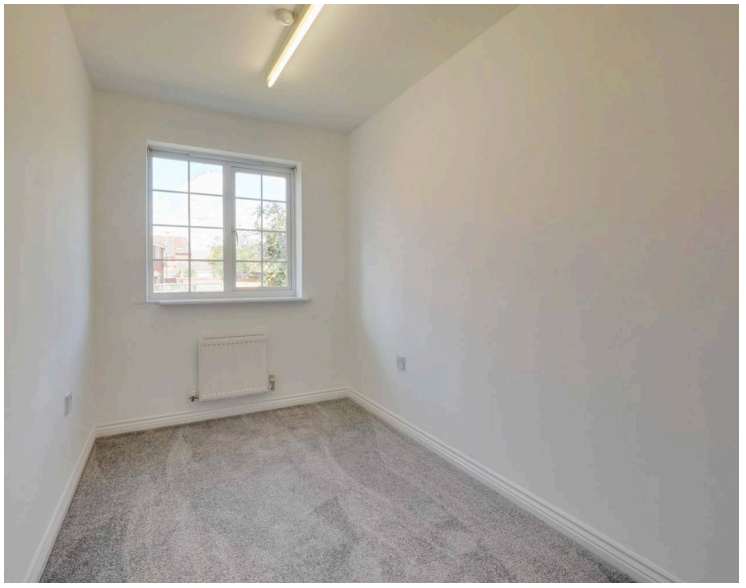


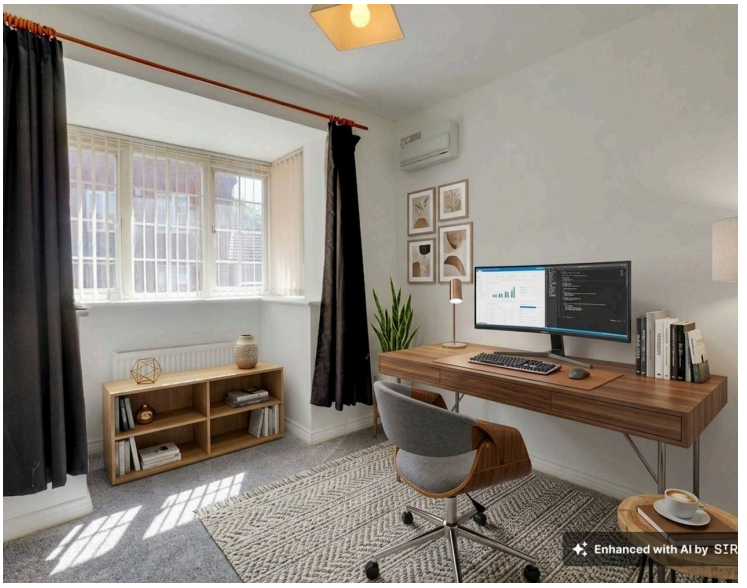

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En-Suite

8' 11" x 4' 10" (2.71m x 1.47m)

En-suite shower room fitted with a shower enclosure, wash hand basin and WC. Functional but dated in presentation.

Bedroom Two

13' 6" x 8' 5" (4.11m x 2.57m)

Well-proportioned double bedroom overlooking the rear garden, benefiting from a radiator, UPVC double-glazed window and the added convenience of its own en-suite shower room.

En-Suite

5' 8" x 4' 7" (1.73m x 1.39m)

En-suite shower room fitted with a shower enclosure, wash hand basin and WC.

Bedroom Three

13' 6" x 8' 5" (4.11m x 2.57m)

Double bedroom overlooking the rear garden, benefiting from a UPVC double-glazed window, radiator and fitted flooring. Suitable as a family bedroom or guest room.

Bedroom Four

10' 4" x 6' 2" (3.14m x 1.89m)

Well-presented bedroom currently arranged as a single bedroom. Benefiting from a UPVC double glazed window, radiator and fitted flooring. Ideal as a nursery, child's bedroom or additional home office.

Bathroom

9' 4" x 5' 7" (2.85m x 1.70m)

Family bathroom fitted with a bath, wash hand basin and WC. Benefiting from a radiator and an obscured window.

Front Garden

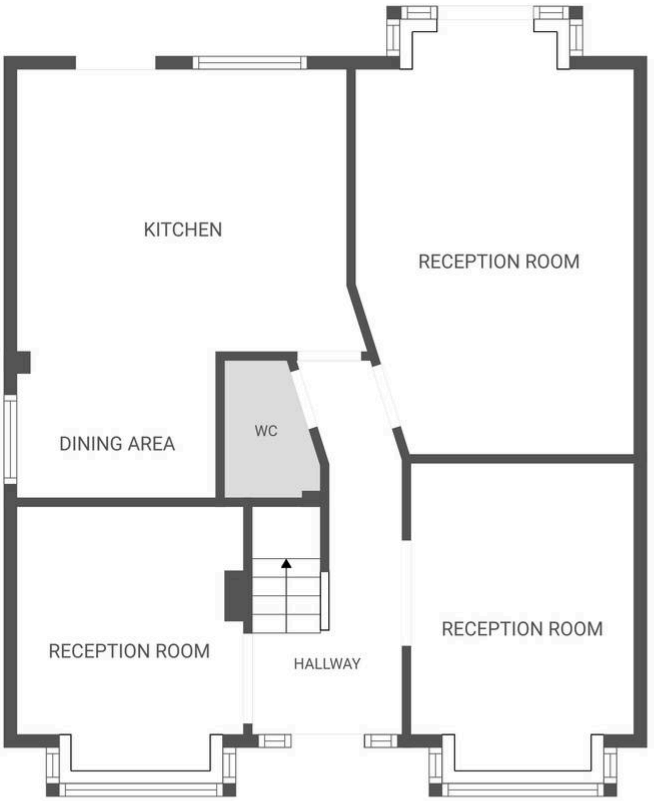
Low-maintenance frontage with a paved pathway leading to the entrance door, complemented by brick-built boundary walls and established planting.

Rear Garden

Private rear garden providing an excellent outdoor space for family enjoyment and entertaining.

Double Garage - Detached double garage with twin up-and-over doors providing excellent storage and secure parking.

Driveway - Driveway providing off-road parking for multiple vehicles and access to the detached double garage.



Ground floor



1st floor

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



The property is situated for everyday amenities along Blaby Road within South Wigston with local Morrisons Daily, Tesco Supermarket and Lidl. There is also local schooling, including South Wigston College, Fairfield Community Primary School, Parklands Primary School and South Wigston High School. In close proximity to South Wigston Train Station and regular bus routes running to and from Leicester City Centre.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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