





## Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

A fantastic opportunity to acquire this two bedroom bungalow, available with no onward chain. The property features a generous rear garden and a garage equipped with central heating, making it ideal for a variety of uses. Early viewing is strongly advised.

## Entrance Hall

There is a door leading into the hallway at the side of the property and a central heating radiator.

## Lounge

There is a double glazed window to the front of the property, fireplace with feature surround, coving to the ceiling and central heating radiator.

## Second Reception/Dining Room

With double glazed patio doors leading out to the rear garden, skylight window, central heating radiator and a door from the kitchen.

## Kitchen/Breakfast Room

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob, central heating radiator, door to the conservatory and double glazed windows to the rear and side of the property.

## Bedroom One

With a double glazed window to the rear overlooking the dining room, fitted wardrobes, dressing table and bedside tables and there is a central heating radiator.

## Bedroom Two

With a double glazed window to the front of the property, central heating radiator and coving to the ceiling.

## Shower Room

There is a shower cubicle, wash hand basin, wc, chrome towel radiator, partly tiled walls and double glazed window to the side of the property.

## Attic Space

The attic space houses the boiler and has central heating radiators and two skylight windows.

## Outside

At the front of the property there are wrought iron gates leading through to the driveway which in turn leads to the garage. There is a wall to the front and mature hedges.

The rear garden has a paved patio area, lawn, mature plants and trees and fenced borders.

## Garage/Outbuilding

With double doors at the front, power and lighting, two radiators and windows to the side and rear and a single door at the side leading out to the garden.









**Floor Plan**

**Outbuilding**

Total floor area 94.2 m<sup>2</sup> (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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#### directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road and continue along to South Wigston. Turn left onto Saffron Road and right onto Gloucester Crescent following the road round and turn right onto Durham Drive where the property is located.

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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