



Farndale, Wigston Meadows

Offers in Excess £325,000

Aston & Co
ESTATE & LETTING AGENTS

Nestled within a sought after and quiet location on the very popular Wigston Meadows residential area of Wigston, you will find this spacious detached family home. This superb family home is set over two floors and comprises of; an entrance hallway, lounge/diner with windows to front and rear aspect, kitchen with windows to front and rear aspect and a downstairs W/C to the ground floor. The first floor has three double bedrooms, two with integrated wardrobe space allowing plenty of storage and a three piece family bathroom with panel bath with shower over. Externally the enclosed rear garden has lawn with some mature plant and shrubs, a patio paving area and access to the single garage via a door. The driveway to the front of the home is tarmacked and provides ample off road parking for at least four cars and access to the single garage. To find out more about this property, please call Aston & Co and arrange your viewing today!

Rooms

Location

The Wigston Meadows Estate is located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include The Meadow Community Primary School.

DRAFT DETAILS AWAITING VENDOR APPROVAL

Open Lounge/Diner

UPVC Double Glazed Windows to front & rear aspect allowing plenty of natural light.. Carpeted flooring. tv point, 2 radiators and a gas fire.
12'7" x 20'6" (3.87m x 6.28m)

Kitchen

Range of matching base level and eye level units in light brown. Stainless steel sink with drainer unit. Gas hob in white with extractor fan over and oven underneath. White splashback tiles around the rest of the kitchen surrounding units and surfaces. Space for freestanding fridge freezer and washing machine. UPVC double glazed window to the front and rear aspect and access to the rear enclosed garden.
12'7" x 7'10" (3.87m x 2.16m)

W/C

Frosted UPVC double glazed window, toilet, sink and radiator.
5'8" x 3'4" (1.77m x 1.04m)

Bedroom One

UPVC double glazed window to the front and rear aspects. Built in wardrobes, power points and radiator.
12'7" x 8'8" (3.87m x 2.68m)

Bedroom Two

UPVC double glazed window to the front and rear aspects, power points and radiator.
12'8" x 8'2" (3.90m x 2.50m)



Bedroom Three

UPVC double glazed window to the front aspects. Built in wardrobes, power points and radiator.

8'6" x 9'7" (2.62m x 2.96m)

Bathroom

Fully fitted three piece bathroom suite comprising of; bath with shower over, toilet, & sink with vanity unit under.

There is a UPVC double glazed frosted window overlooking the front aspect, a storage cupboard where the Combi Worcester boiler is located and a radiator.

10'7" x 6'10" (3.26m x 1.86m)

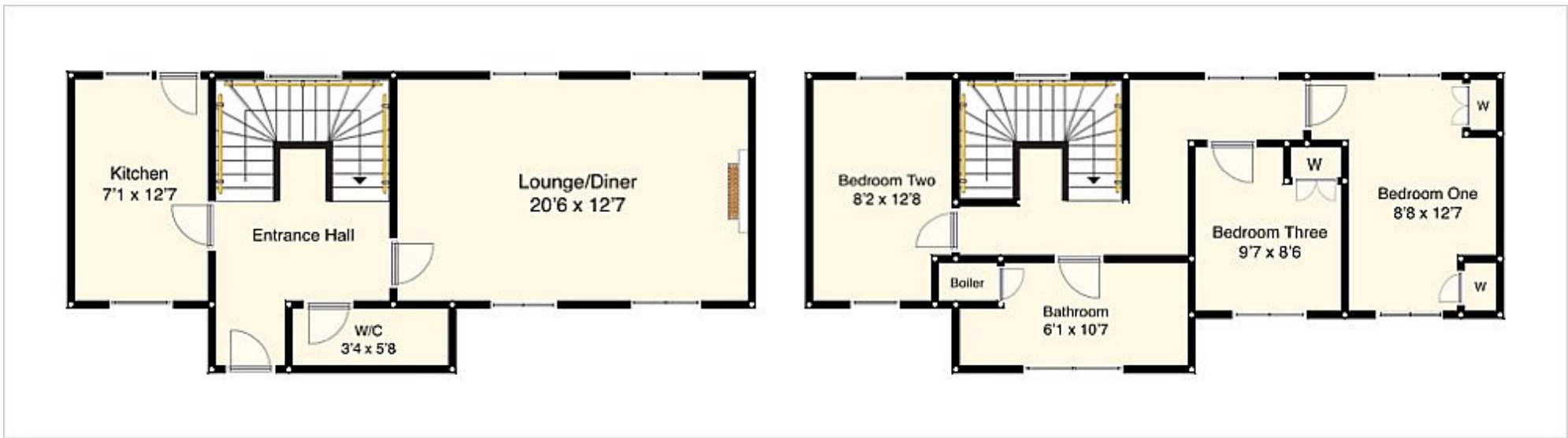
Outside Front

Low maintenance front garden allowing off road parking for four vehicles. The driveway is tarmacked and the front garden is laid with slabs

Outside Rear

A well maintained and good size garden sits at the rear of the property. The garden is laid with majority lawn with a mixture of trees and bushes on the outskirts, along with some areas to plant flowers. To the left side of the garden is a slabbed area which could be used for garden furniture and a BBQ. At the bottom right of the garden, there is shed for storage. There is also access to the single garage via a door from the side.





Aston & Co

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