



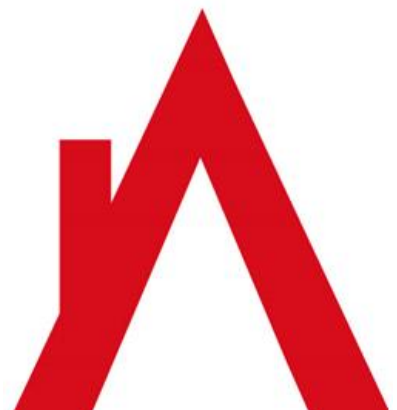
50 St Ives Road

Wigston LE18 2JA

£175,000

- **Semi detached bulgalow**
- **2 reception rooms**
- **2 bedrooms**
- **Good size kitchen diner**
- **Dining room/garden room**
- **Garage and parking**
- **Good sized garden**
- **EPC Rating E**

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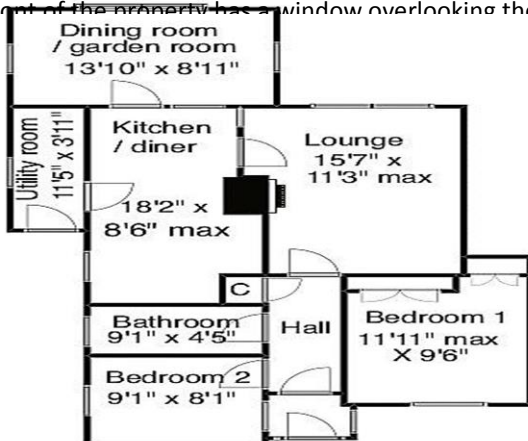
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£175,000



Brief Description

Extended with uPVC double glazing on a very generous plot but in need of renovation throughout and having scope to further extend subject to consent. Convenient for amenities in Wigston town centre and schools. Easy access to Leicester city centre. Nearby A563 outer ring road provides access to M1 & M69 motorways & Fosse retail park. At the end of a cul-de-sac on the popular Little Hill Estate in the South Leicestershire town of Wigston Magna. Sitting on a generous plot with a deep lawned area, parking for several cars and a single garage to the front, and a generous sized and private rear garden. The property is entered through a porch and into the central hallway. The master bedroom leads off to the right and has a range of fitted cupboards and a window to the front. Bedroom 2, also at the front of the property has a window overlooking the side garden. Fitted kitchen with a range of fitted cupboards and a window to the front. The lounge is a large sized



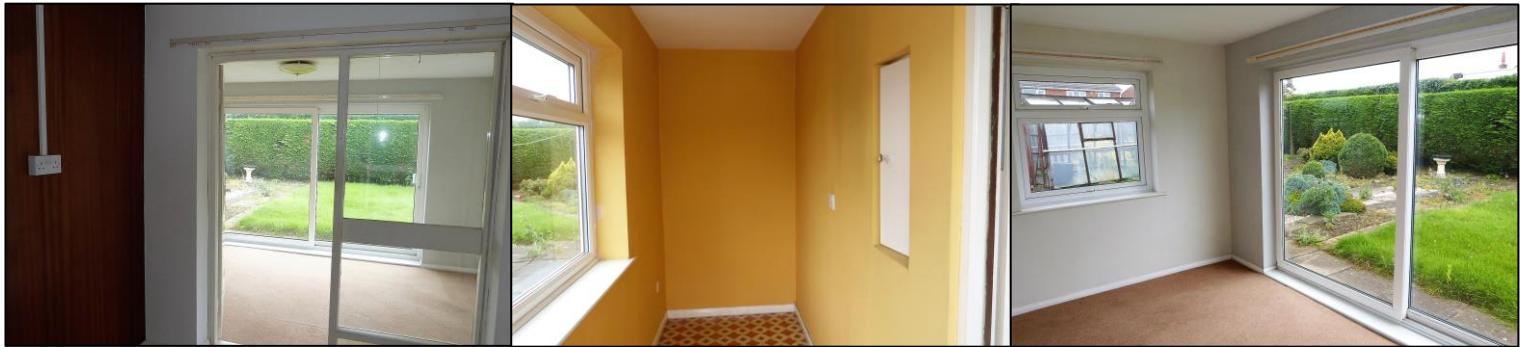
The Area

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The Accommodation

Description

At the end of a cul-de-sac on the popular Little Hill Estate in the South Leicestershire town of Wigston Magna. Sitting on a generous plot with a deep lawned area, parking for several cars and a single garage to the front, and a generous sized and private rear garden. The property is entered through a porch and into the central hallway. The master bedroom leads off to the right and has a range of fitted cupboards and a window to the front. Bedroom 2, also at the front of the property has a window overlooking the side garden. Further down the hall on the left hand side is a generous sized family bathroom and storage cupboard.

Living Accommodation

The spacious lounge has a fireplace with built in fire, a patio door overlooking the garden, and a door into the dining kitchen which is of a generous size, currently divided into 2 areas and in need of full renovation. The back door leads out into a useful utility area which in turn leads out into the side garden. A glazed door leads into the second reception room which can be used as a dining room or second sitting room and has windows to 2 sides and a large patio door leading into the garden.

Outside

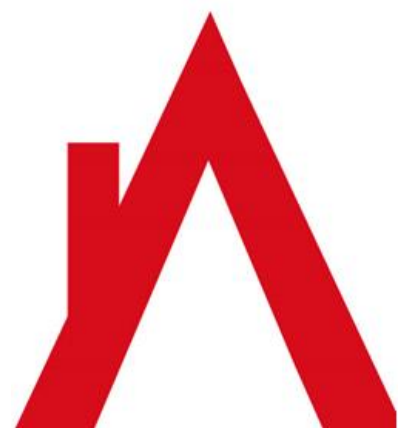
There is a lawned area with a driveway for several vehicles leading to a single brick built garage to the front. A pedestrian gateway leads to the side garden and on to the very generous rear garden with a patio area and lawn.

The Area

Forming part of the Borough of Oadby & Wigston in the Harborough district of Leicestershire, Wigston 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 choice of Banks, public houses and restaurants, the town centre has a good selection of shops including national chains and independent traders. A number of primary schools around the towns residential areas feed primarily into The Wigston Academy for children aged 11 and upwards. There are also a number of commercial and industrial areas with convenient access to the motorways and Fosse retail park via Leicester's outer ring road. Leisure facilities include: Wigston pool and fitness centre, Parklands Leisure Centre, Brocks Hill Countryside Park and nearby Knighton Park. The A5199 runs out of town to the north providing direct access to Leicester City Centre,

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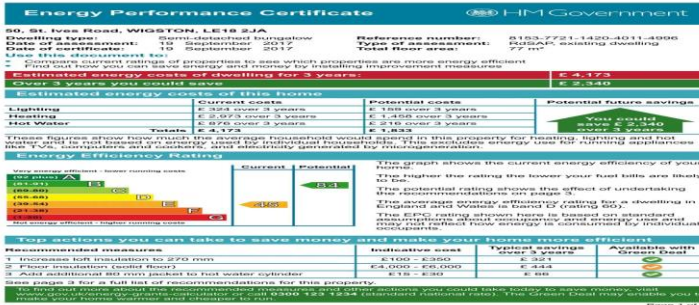
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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.



Tenure:

Council Tax Band: C

Local Authority:

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 288 3872



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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