

# 1 KILBY DRIVE

WIGSTON, LEICESTER



JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES

## 1 Kilby Drive

Wigston  
Leicester LE18 3SR

A charming two bedroom semi-detached property boasting superb open plan accommodation and a good sized garden, located within walking distance of Wigston village centre.

Open plan living/dining room | kitchen | utility room | cloakroom | first floor landing | two bedrooms | bathroom | off street car standing | gated side access | mature rear garden | no upward chain | EPC - D

### LOCATION

Wigston village centre offers an excellent range of day-to-day neighbourhood shopping facilities, public houses, church and good local schooling; there are also excellent recreational facilities within the area and good access to the M1/M69 motorway networks and associated Fosse Retail Park.

### ACCOMMODATION

A smart uPVC front door leads into the open plan living/dining room which houses the stairs to the first floor, has windows to the front and side elevations, wood laminate effect flooring throughout, a feature brick fireplace with tiled hearth, and French doors to the rear elevation opening out to the garden. A step leads down into the kitchen, which a good range of eye and base level units and drawers, preparation surfaces, stainless steel sink and drainer unit with mixer tap above, metro tiled splashbacks, breakfast bar space, a built-in extractor unit with space for a cooker beneath, space for fridge-freezer, tiled flooring and a window to the side.

A utility room with quarry tiled flooring provides plumbing and space for washing machine, space for tumble dryer, has double doors to the side elevation leading onto the garden and gives access to a ground floor cloakroom with a white low level WC.

To the first floor a landing leads to the master bedroom having wood laminate effect flooring and a window to the front elevation, double bedroom two with a window to the rear and a family bathroom housing the airing cupboard and modern boiler, and providing a white three piece suite comprising panelled bath with shower over and glazed shower screen, low level WC, pedestal wash hand basin with mixer tap over, chrome heated towel rail, part tiled walls and a window to the side elevation.

### OUTSIDE

To the front of the property is a driveway providing off street car standing parking and gated side access to the rear is a lovely garden which is mainly laid to lawn with a variety of trees and shrubs, patio entertaining area, timber shed and fully fenced boundaries.

### DIRECTIONAL NOTE

Proceed out of Leicester via Welford Road, becoming Bull Head Street as you enter Wigston. Continue along this road and straight over at the roundabout, eventually turning right into Harcourt Road and bearing right again into Kilby Drive where the property can be located, indicated by our "For Sale" sign.

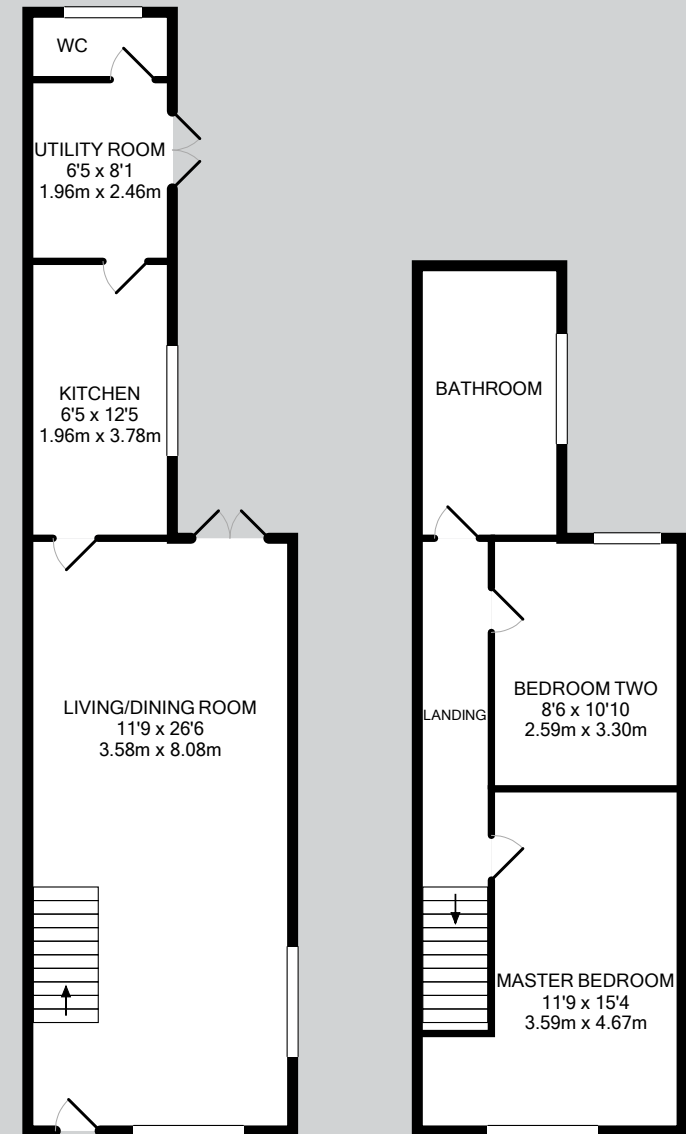
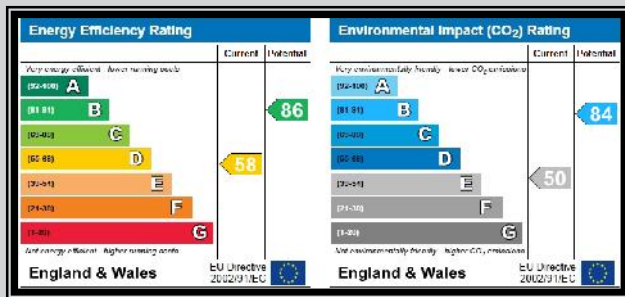




**1 Kilby Drive, Wigston, Leicester LE18 3SR**

**Total Approximate Gross Internal Floor Area = 904 SQ FT / 84 SQ M**

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.