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JAMES
SELLICKS



5 SHEARSBY CLOSE
WIGSTON, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES

5 Shearsby Close

Wigston
Leicester LE18 3WW

A well presented and spacious four bedroom detached home, positioned in this quiet cul-de-sac within walking distance of the town centre.

Recently refitted uPVC double glazed windows and doors throughout | entrance porch | cloakroom | hallway | sitting room | dining room | dining kitchen | utility room | four bedrooms | bathroom | front gardens | driveway | integral double garage | mature rear gardens | EPC - B

LOCATION

Wigston is a popular town, lying south of Leicester city centre, offering a good range of local amenities including shopping, popular local schools, M1 and M69 motorway networks and associated Fosse Retail Park found only a short distance away.

ACCOMMODATION

The property is entered via a porch and uPVC double glazed front door with leaded window to the side and ceiling coving housing a cloakroom providing a low flush WC, wash hand basin and a uPVC double glazed window to the front. A hallway houses an understairs storage cupboard and the stairs to the first floor. The dining room has a uPVC double glazed window to rear, ceiling coving and wooden flooring. The sitting room has a feature fireplace with electric fire, ceiling coving, a uPVC double glazed window to the front and uPVC double glazed French doors to the rear. The dining kitchen boasts a good range of white eye and base level units with drawers and ample preparation surfaces, a unique blue moulded one and a half bowl composite sink and drainer unit, Neff four-ring hob with tiled splashback, Neff oven beneath and extractor hood over, integrated dishwasher and two uPVC double glazed windows to rear. A utility room provides plumbing for both washing machine and tumble dryer, a stainless steel sink, door to garage and further uPVC double glazed door to the rear.

To the first floor a landing with a uPVC double glazed window to the front leads to the master bedroom, with a range of built-in wardrobes, drawers, matching bedside tables and shelving, a uPVC double glazed window to the rear. Bedroom two has built-in wardrobes and dressing table, wood laminate effect flooring and a uPVC double glazed window to the front. Bedroom three has built-in wardrobes and dressing table, wood laminate effect flooring and a uPVC double glazed window to the front. Bedroom four provides loft access and a uPVC double glazed window to the rear. The accommodation is completed by the bathroom having underfloor heating, a low flush WC, pedestal wash hand basin, panelled bath, double shower cubicle with rainforest and personal shower heads, electric shaver point, built-in airing cupboard housing the combi boiler and a uPVC double glazed window to the front.

OUTSIDE

To the front of the property are front lawned gardens and a tarmac driveway providing car standing and leading to an integral double garage with a remote electrically operated up and over door, power and lights. Side access leads to pretty, mature rear gardens, mainly laid to lawn with patio entertaining areas, fenced and hedged boundaries.

PLEASE NOTE

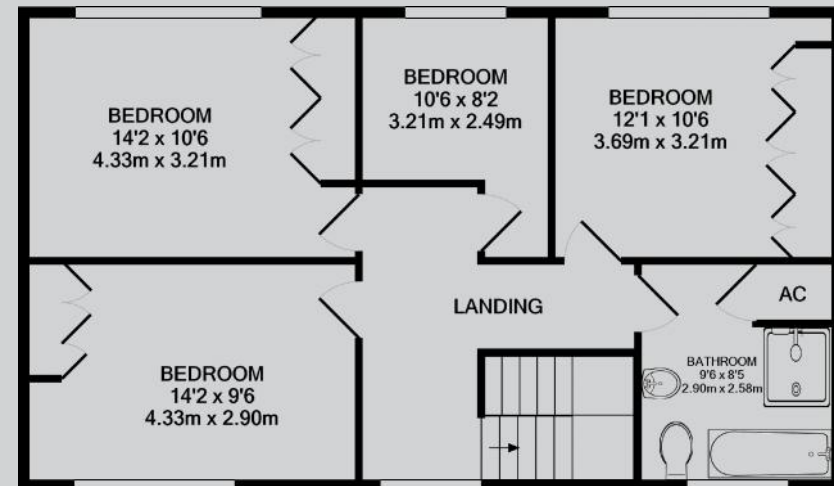
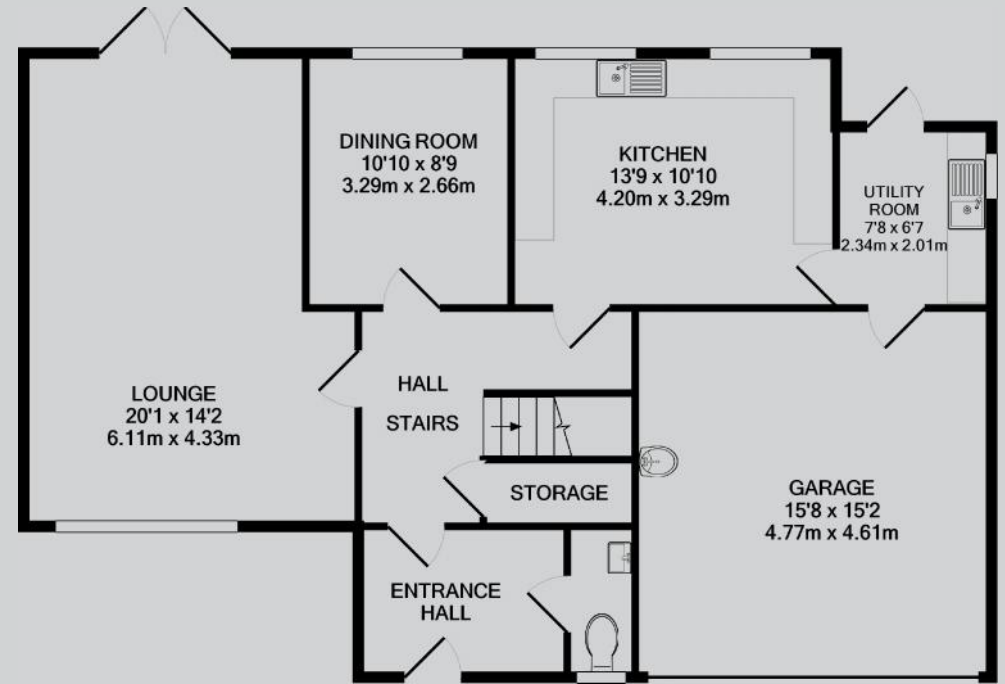
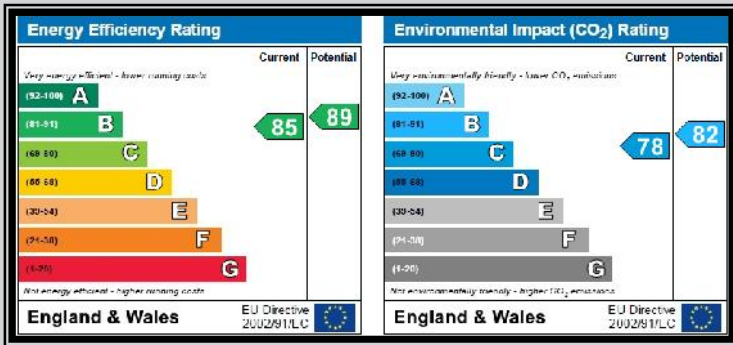
The property has 18 solar panels on the roof which, as well as making for low electricity bills, provide a feed-in tariff of over £1,500 per annum. Additional information available upon request.

DIRECTIONAL NOTE

Proceed out of Leicester via Welford Road which becomes Leicester Road and eventually Bull Head Street. Continue over the roundabout (still on Bull head Steet) turning eventually left into Mowsley End, bearing left again onto Spa Lane and taking a right hand turn onto Shearsby Close, where the property can be found a little way up on the right hand side.







5 Shearsby Close, Wigston, Leicester LE18 3WW

Total Approximate Gross Internal Floor Area = 1666 SQ FT / 155 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.