



22 Kirkdale Road
, Wigston, LE18 4SS
£250,000



Potential Development Opportunity (Subject to Planning Permission).

Being sold with No Upwards Chain is this well presented three bedroom semi-detached home located in South Wigston, stones throw away to the train station and local amenities.

The property comprises; entrance porch & hallway, W/C, through lounge/diner, fully fitted kitchen, three bedrooms and a three piece bathroom suite. There is a double gate at the side of the property allowing access for off road parking.

In addition to all, the property has gas central heating, UPVC double glazing and great transport links.

To the side of the property is a very large garden space. At the rear of the property is a slabbed courtyard/patio area. The property has huge scope for a potential development at the side, subject to the necessary planning permission by the Local Authority (Oadby & Wigston Council). A viewing in person is highly recommended.

- Three Bedrooms
- Semi Detached Home
- No Upwards Chain!
- Huge Potential for further development (subject to planning permission)
- Large Side Gardens with Gated Access & Courtyard Slabbed Rear Garden
- Downstairs W/C & Upstairs Bathroom
- Gas Central Heating & UPVC Double Glazed
- Close to South Wigston Train Station & Local Shops & Schools
- Internet - Standard, Superfast & Ultrafast Available - see ofcom checker
- Council Tax Band B / EPC Rating D



Location

South Wigston is located approximately 3 miles south east of Leicester City Centre. The location is convenient for local shops, supermarket, train station, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School and the South Warwickshire North Leicestershire College (Wigston Campus) is just a short walk away.

Porch

3'05 x 5'7 (1.04m x 1.70m)

Lounge/Diner

13'9 x 21'2 (4.19m x 6.45m)

Kitchen

14'8 x 7'9 (4.47m x 2.36m)

W/C

7'8 x 2'6 (2.34m x 0.76m)

Bedroom One

11'3 x 13'1 (3.43m x 3.99m)

Bedroom Two

10'3 x 9'4 (3.12m x 2.84m)

Bedroom Three

11'3 x 8'06 max (3.43m x 2.59m max)

Bathroom

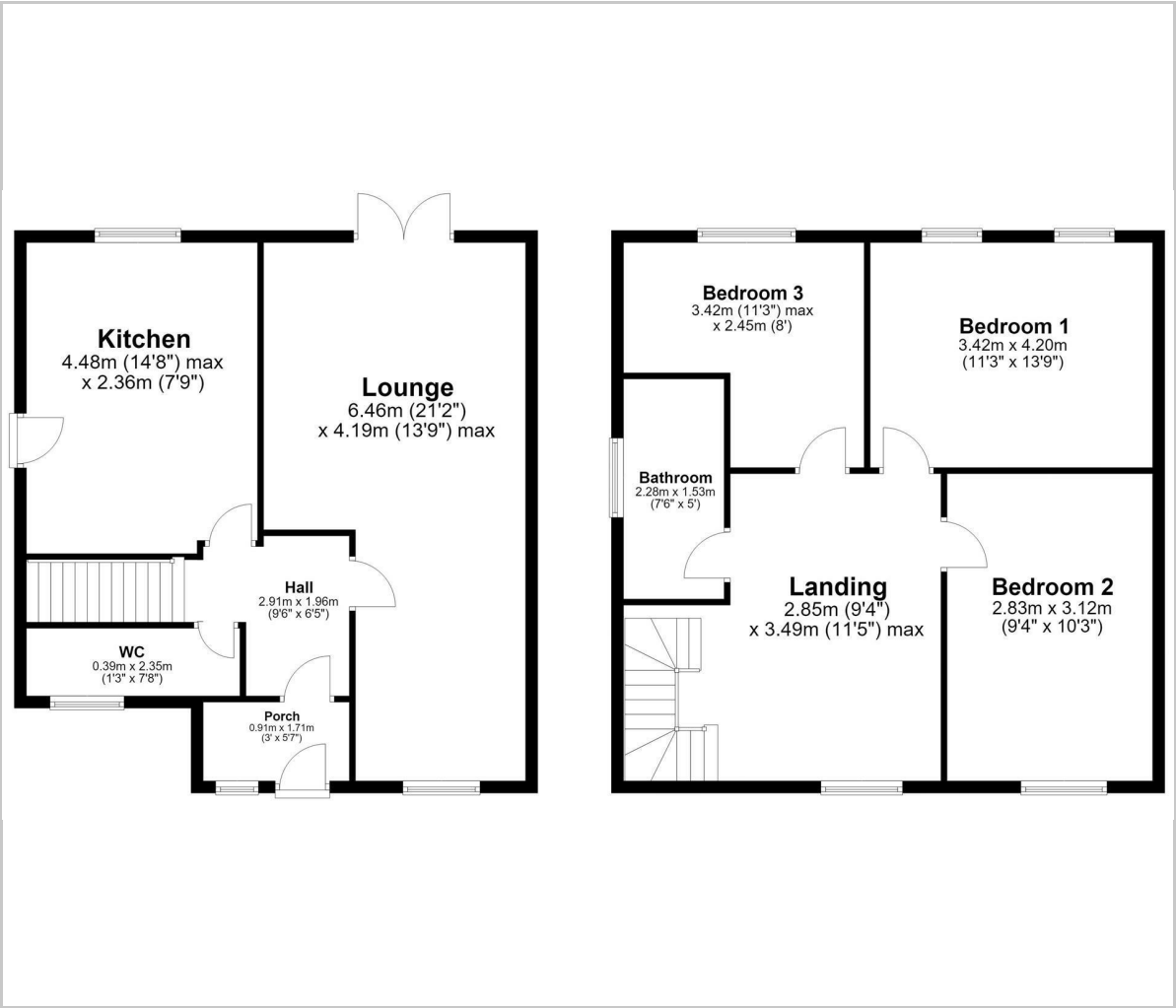
5 x 7'6 (1.52m x 2.29m)

Outside

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Floor Plan



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

