



57 Cleveland Road
, Wigston, LE18 1NF
£525,000

Aston&Co
Exclusive Homes

THE GUILD
PROPERTY
PROFESSIONALS

 6  3  2  C

Extremely spacious family home spread over 3 floors on a generous plot close to town centre amenities. Convenient for Primary & Secondary schools in state & Private sectors and having excellent road & rail links with the nearby A563 leading directly to the motorways & being approx.. 1 hour from London by train

- DETACHED HOUSE
- LOUNGE AND DINING ROOM
- KITCHEN AND UTILITY
- 6 BEDROOMS
- FAMILY BATHROOM + EN-SUITE
- DRIVEWAY AND GARAGE
- LANDSCAPED GARDENS
- CONVENIENT FOR TOWN CENTRE AND SCHOOLS
- COUNCIL TAX BAND F EPC RATING C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

Deceptively spacious and standing on a generous plot in an extremely popular part of the sought after South Leicestershire town of Wigston Magna within close proximity to all town centre amenities and schools, and having easy access to Oadby Town Centre, Leicester City Centre and its professional quarters, hospitals and universities.

Built in circa 2004, 57 Cleveland Road is one of the larger properties on the development benefiting from uPVC double glazing, gas central heating and boasting an impressive EPC rating of C. Entered through a modern composite front door this superb family hoe briefly comprises: a covered open porch, impressive entrance hall with a door into the integral garage, lounge, separate dining room, kitchen with utility room and ground floor wc, 6 bedrooms including a master suite with en-suite shower room, and a family bathroom all spread over 3 floors

OUTSIDE

Outside space is an important factor when considering a larger property. This superb family home stands on a generous plot with the frontage being block paved to provide car standing for 4 cars, access to the front door and pedestrian access to the rear. The rear garden has been fenced to all sides and laid out with low maintenance in mind. There is a patio area directly behind the house, a lawn beyond with well stocked borders and flower beds

THE AREA

Cleveland Road is an established residential street enjoying excellent road links and being close to schools and town centre amenities. Extended in 2004 onto land once owned by The Leicester Racecourse, a new development was created comprising mainly larger style detached family homes with easy access to Oadby and Wigston town centres.

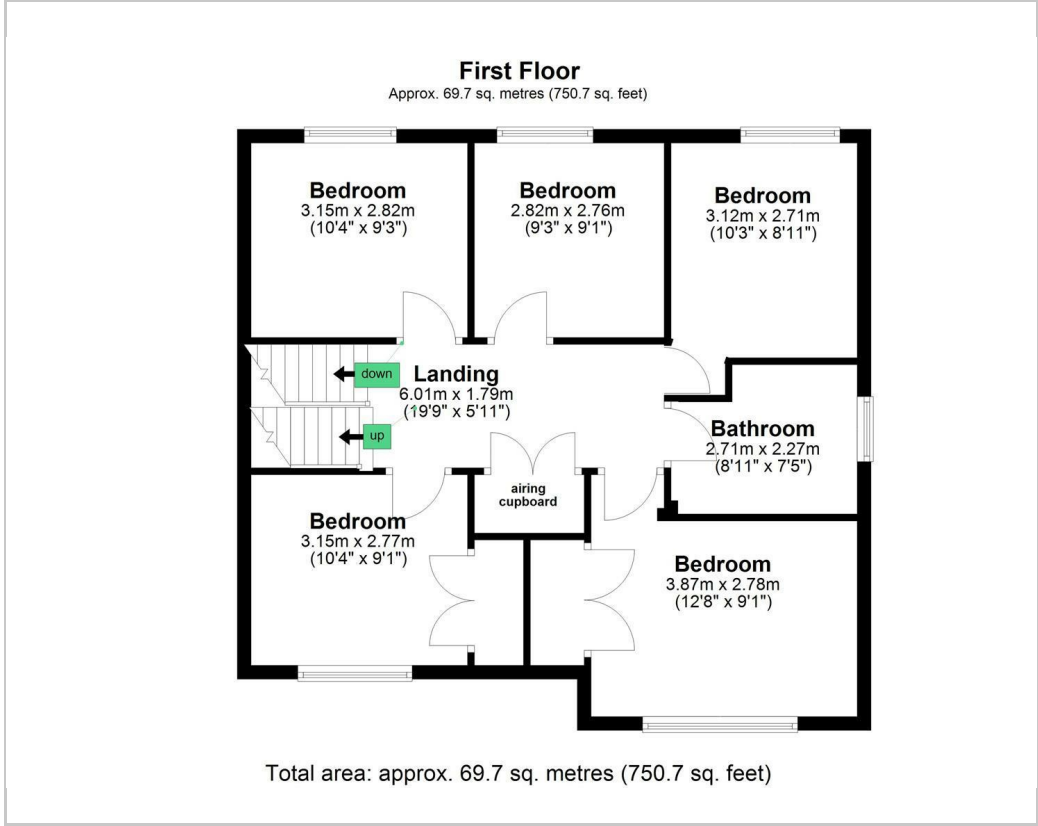
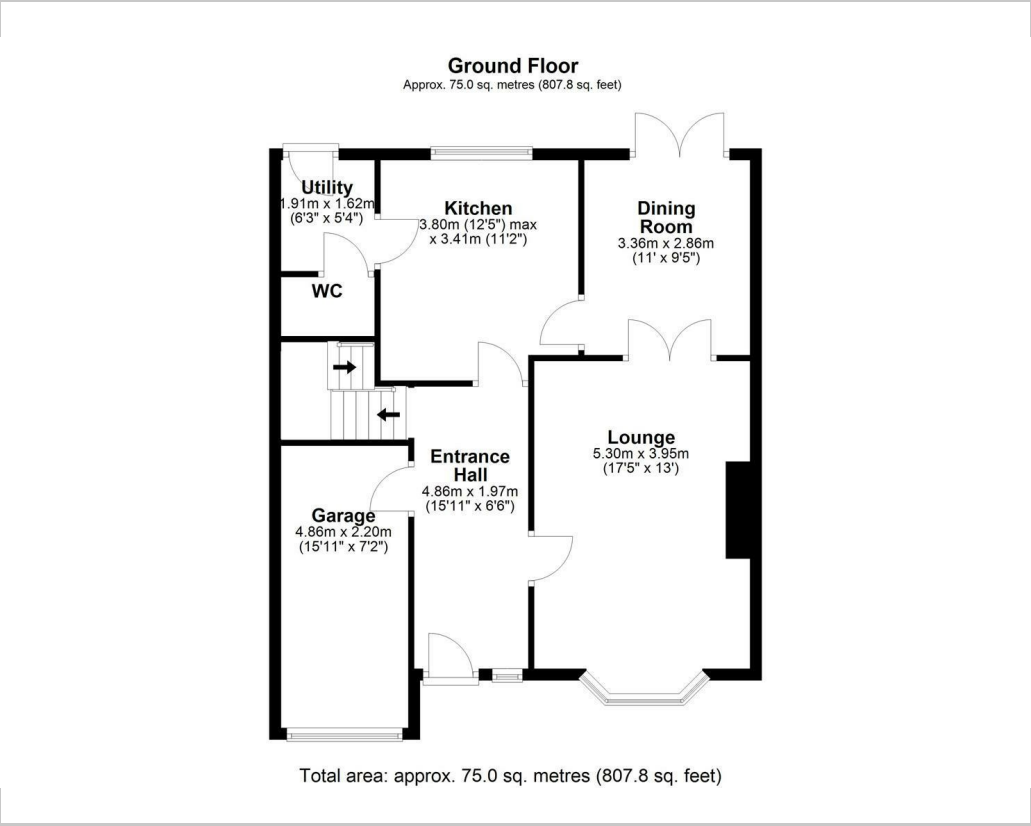
Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside 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, and a comprehensive selection of shops.

Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.



Floor Plans



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.



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Area Map



Energy Efficiency Graph

