

# Aston & Co

ESTATE & LETTING AGENTS



4 Fir Tree Close

, Wigston, LE18 1JD

£350,000



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Available to the market with no upward chain, this surprisingly spacious bungalow on an exclusive Cul de sac close to Knighton Park is convenient for Wigston Town Centre & Leicester City Centre has the benefit of 2 reception rooms, 3 bedrooms & enjoys excellent transport links.

- DETACHED BUNGALOW
- LARGE LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN
- 3 GOOD SIZED BEDROOMS
- FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE
- LARGE DRIVE & DETACHED GARAGE
- OUTSIDE WC AND STORE
- SOUTH FACING PATIO STYLE GARDEN
- COUNCIL TAX BAND E EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Standing in a sought after Cul-de-sac location consisting of this property and just 12 other similar but individually designed bungalows just off Leicester Road in the desirable area of Wigston Fields. Enjoying Public Transport routes to Wigston Town Centre and to Leicester City Centre and also having local shops including a Sainsbury's store nearby, This charming 3 bedroom bungalow is available to the market with no upward chain and is available to view by appointment through Aston & Co Estate Agents. Benefiting from uPVC double glazing and Gas Central heating, the bungalow has a lockable security gate giving access to the main entrance and briefly comprises: an impressive entrance hall, a spacious lounge with a small sun room off, separate dining room, fitted kitchen, 2 large double bedrooms and a generously sized single bedroom. The family bathroom has a toilet, sink, bath and walk-in shower.

## THE ACCOMMODATION

Whilst the interior of the bungalow would benefit from a little modernisation in places, it is presented beautifully and is unexpectedly spacious and well-designed. The bungalow is entered through a double glazed front door to the side of the property and into a very spacious "L" shaped entrance hall which provides access to the rest of the accommodation. The lounge, to the left, measures an enviable 20'11" x 12' and has windows to two sides and French doors leading into a veranda style sun room with patio doors into the garden.

There is a separate dining room with ample space for a family dining suite with a window to the side.

Next along the hall, the kitchen has been fitted with a range of modern shaker style base and wall units, a free-standing gas cooker, space and plumbing for white goods, ample space for a family breakfast table, a stainless steel sink and drainer, a large walk-in pantry, and an external door and window to the side.

Bedroom 1 is a large double room with a built in cupboard, a range of fitted furniture, a sink and three large dual aspect windows. Bedroom 2 is a similar sized double room with a built-in cupboard, space for a large double bedroom suite and windows to the front and side. The third bedroom is a very generously sized single room with a window to the side and a large walk-in cupboard.

The very spacious family bathroom comprising a toilet, sink, bath and walk-in shower enclosure completes the accommodation.

## OUTSIDE

Standing just inside the cul-de-sac and being a short walk from a number of local amenities and having Knighton Park just across the road this charming family bungalow stands behind a wide frontage which has a lawn area with mature decorative shrubs and a large block paved driveway providing hard standing for several cars and access to the single brick-built garage which has an up and over door to the front and lighting and power.

With pedestrian access to both sides, an iron security gate leads down the left hand side, past the main entrance and round to a charming south facing and extremely private patio style rear garden. There is a brick store and a gardeners wc behind the garage and a timber storage shed.

## THE AREA

Fir Tree Close is a highly desirable cul-de-sac just off Leicester Road, close to the border with Knighton and a short walk from Knighton Park. Being very convenient for a number of local shops including a Sainsbury's supermarket as well as a full range of amenities in Wigston Town Centre. There is a regular bus route to both Wigston and Leicester and the A563 outer ring road is just a short drive away giving access to Fosse Retail Park and the motorway network.

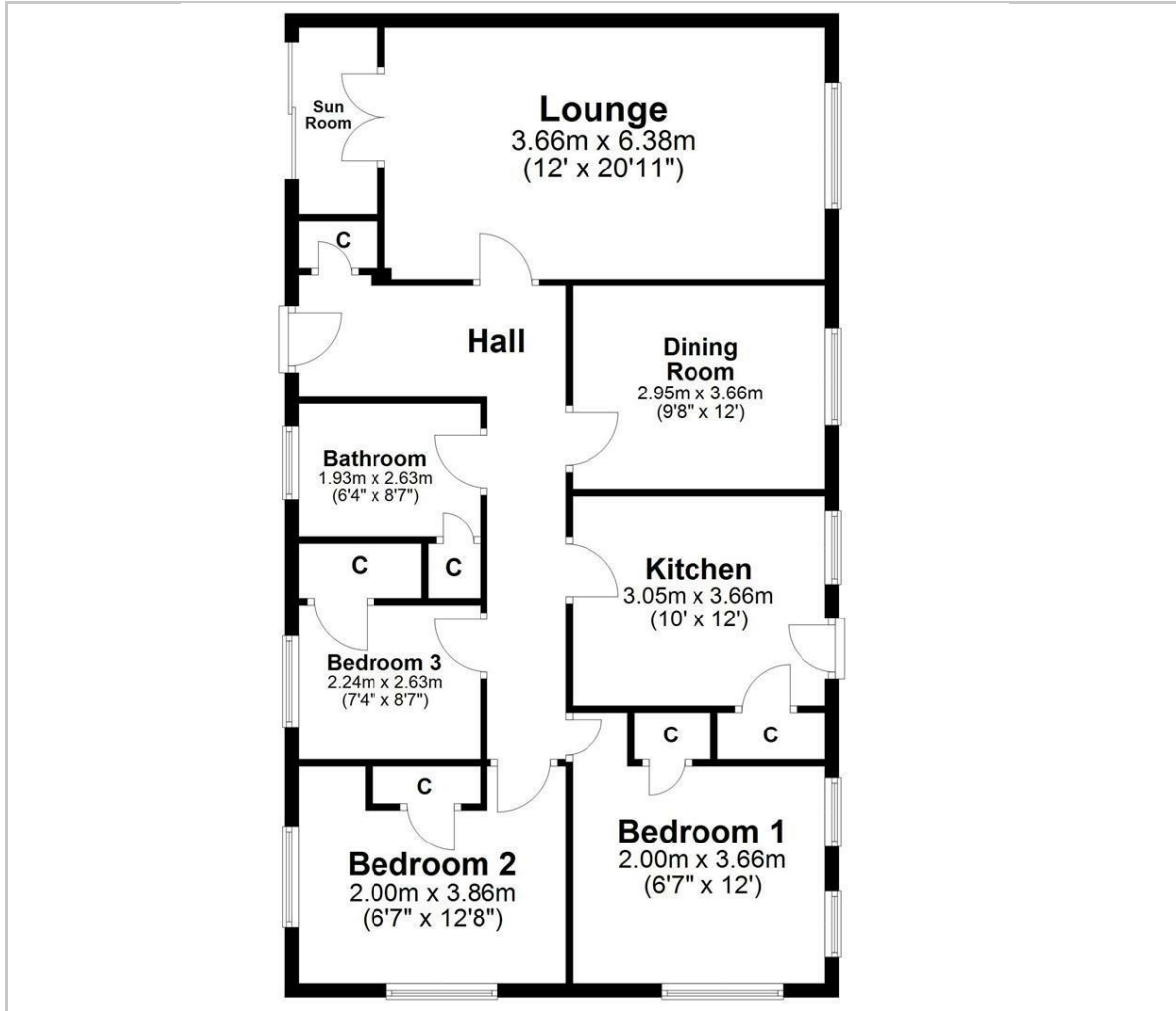
Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside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



## Viewing

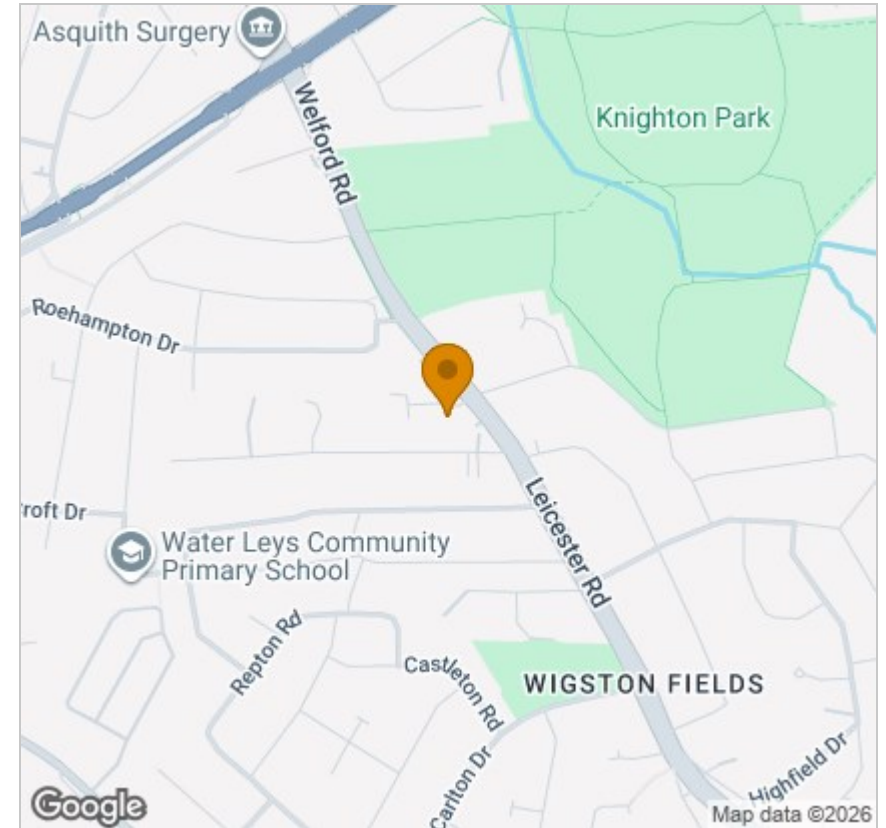
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

