



22 Culworth Drive  
, Wigston, LE18 3XG  
**£207,000**



No Upward Chain! A two bedroom semi detached property on the popular Wigston Meadows Estate, ideal for first time buyers or investors, with a potential monthly return of £1050/£1100 per month.

The property comprises of Entrance porch, lounge with open tread stairs, Kitchen/Diner with ample storage/worktops & breakfast bar and access to the rear garden.

To the first floor are two good sized bedroom with fitted wardrobes and a shower room.

There is off road parking to the side of the property at the front. At the rear of the property is a large enclosed rear garden with a patio space and a large lawn area.

- Two Bedrooms
- Semi Detached
- No Upwards Chain!
- Enclosed Rear Garden
- Off Road Parking
- Close to Local Amenities
- GSH & UPVC Double Glazed
- Council Tax Band B
- EPC Rating D
- Internet - Standard & Ultra fast, see ofcom checker for more details



**Location**

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.

**Lounge**

13'7 x 13'06 (4.14m x 4.11m)

UPVC double glazed window to front aspect, radiator under window, power points, open tread stairs to first floor

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

**Kitchen**

9'1 x 13'66 (2.77m x 3.96m)

**Bedroom One**

10'4" x 10'6" (3.17 x 3.22)

UPVC Double glazed window to front aspect, built in storage above the stairs,, power points, radiator

**Bedroom Two**

9'6" x 7'5" (2.9 x 2.28)

UPVC Double glazed window to rear aspect, built in double wardrobes, power points, radiator

**Shower Room**

5'11" x 5'7" (1.81 x 1.72)

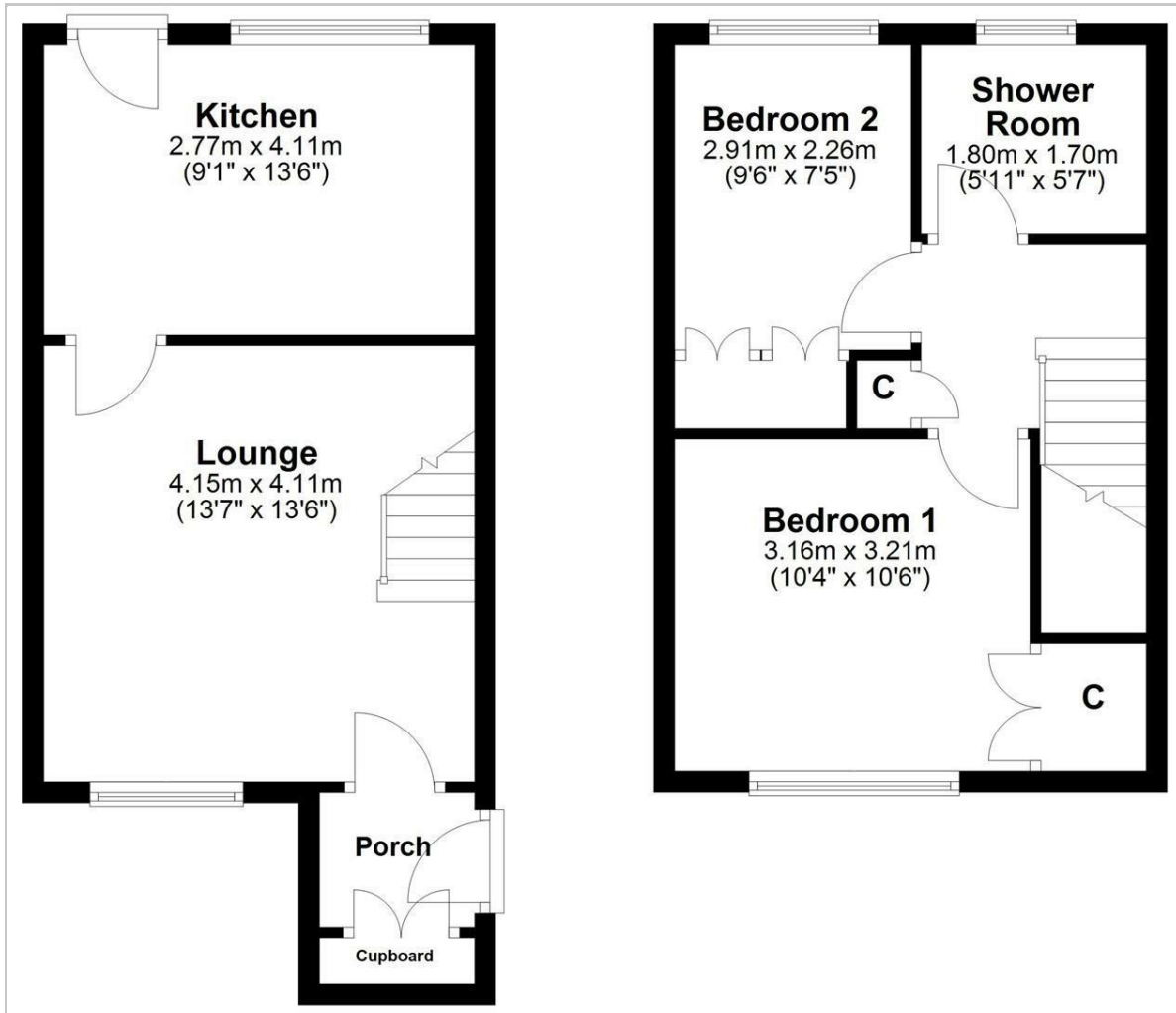
Fitted with a three piece suite comprising, low level WC, basin and shower tray.

**Valuation?**

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.



## 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 firm's 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

