



9 Glebe Close

, Wigston, LE18 3LU

**Asking Price £275,000**





Presented to the market with no chain, this extended & much improved two bedroom detached bungalow in a Cul-de-sac location close to the centre of Wigston.

Extensive parking to the front & beautifully landscaped rear gardens. Convenient for schools & local amenities. Easy access to Leicester city centre and the motorway network

- Detached Two Bedroom Bungalow
- No Upward Chain!
- Open Plan Kitchen & Diner Space
- Modern Fitted Shower Room
- Generous Size Driveway For Off Road Parking
- Cul-De-Sac Location
- Beautiful Hard Landscaped Rear Gardens
- Conveninet For Local Schools & Local Amenities
- Gas Central Heating and Double Glazing
- Council Tax Band C / EPC Rating D





## INTRODUCTION

Located at the end of a cul-de-sac, once forming part of the road between Wigston and Oadby and being very convenient for all of the amenities in Wigston's popular town centre, this surprisingly spacious detached family bungalow has been extended and much improved and is presented to the market in excellent decorative order with no upward chain. Enjoying a very generous plot, there is parking for several vehicles to the front and a very pleasantly landscaped, south facing garden to the rear. Benefiting from gas central heating and uPVC double glazing this lovely bungalow has been extended and re-ordered to create a delightful open plan living space and briefly comprises: an entrance hall, large open plan living, dining, kitchen divided into 3 separate areas with full width windows and French doors leading onto the patio; a garden room with French doors leading onto the patio, an inner hall leading to 2 bedrooms and a family shower room.

## THE ACCOMMODATION

Set well back from the road behind a low brick wall and mature hedge, the front garden has been mainly gravelled to provide hard standing for several vehicles. A gated archway gives access to the uPVC front door which leads into the entrance hall. The back of the house has been skilfully and extensively extended to create an magnificent open plan living space. The living/dining area has a full width double glazed windows with French doors providing excellent views of the garden and access onto the decked patio area. An opening on the left leads into the spacious sitting area/ TV room. The kitchen area has been re-fitted with a range of base and wall units with black granite work surfaces and integrated appliances. The garden room, with a polycarbonate roof has built-in storage cupboards and provides additional seating or dining space with French Doors providing views of the garden and access onto the patio. An inner hallway leads to 2 generously sized bedrooms. Bedroom 1 is a good sized double bedroom with a bay window overlooking the front and a range of fitted wardrobes. Bedroom 2 is a smaller double room which also overlooks the front. The tiled shower room has been delightfully re-fitted with a modern suite comprising a toilet, vanity unit with storage cupboards housing the sink and a walk-in shower enclosure

## OUTSIDE

The gardens are a particularly pleasant feature of the property. Set behind a low wall and a well-maintained hedge the front garden has been gravelled to provide car standing space whilst the south facing rear garden has been beautifully hard landscaped with ease of maintenance in mind. A terraced decking area with dwarf walls leads down onto further seating areas with garden pond and mature well-stocked borders and specimen trees providing privacy from neighbouring properties.

## THE AREA

Glebe Close lies between Bull Head Street and Oadby Road close to Wigston town centre and all of its amenities. Once forming part of the main road between the 2 towns of Oadby and Wigston, it became a cul-de-sac with a pleasant mix of properties following the construction of the Wigston By-pass in the 1970's.

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



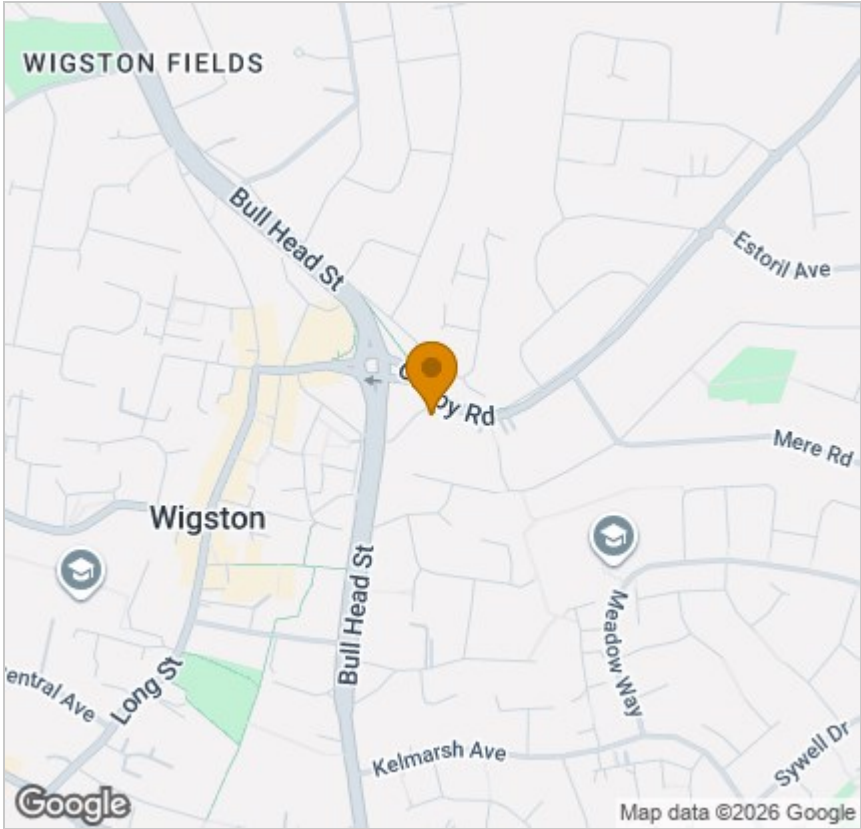
Viewing

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

