



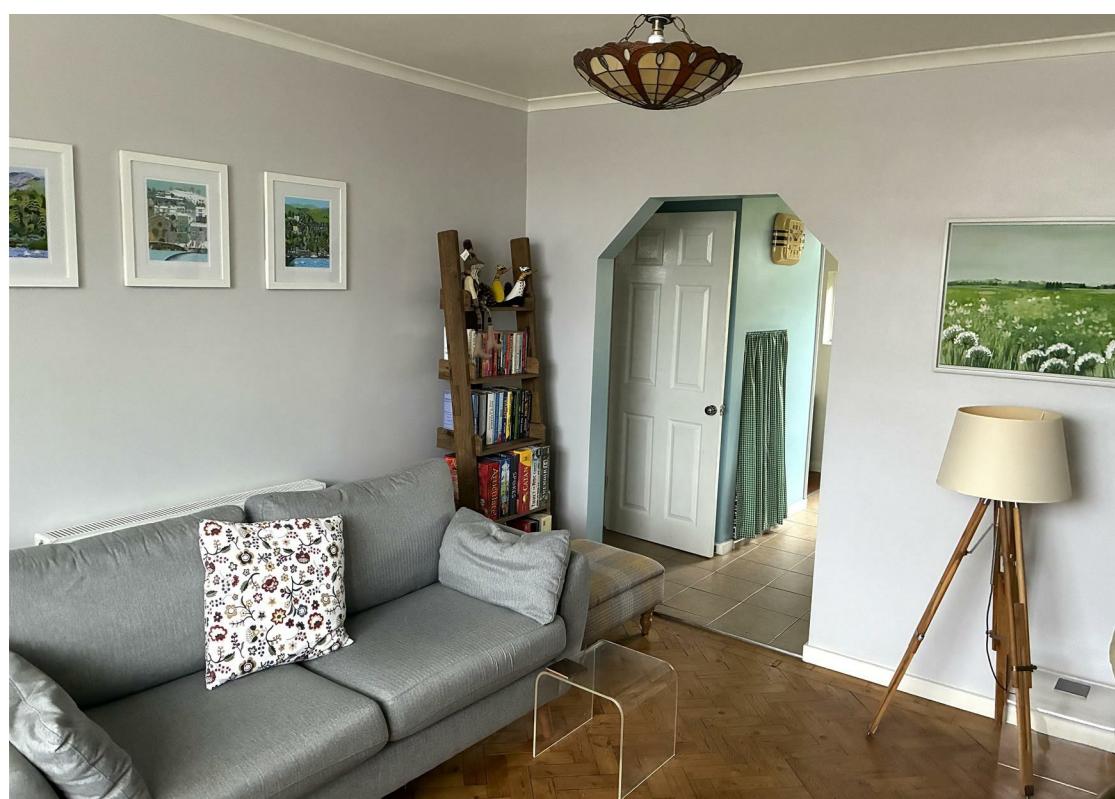
43 Pullman Road
, Wigston, LE18 2DB

£245,000



Charming family home in a popular location convenient for schools, leisure facilities & amenities in Wigston & South Wigston. Excellent transport links including bus routes, railway station & motorway network.

- SEMI-DETACHED FAMILY HOME
- GOOD SIZED LOUNGE
- KITCHEN DINER WITH UTILITY ROOM
- 3 GENEROUS BEDROOMS
- KITCHEN WITH BATH AND SEPARATE SHOWER
- OUTBUILDINGS INCLUDING STORE & WC
- LARGE REAR GARDEN & PARKING TO THE FRONT
- VERY CONVENIENT FOR SCHOOLS AND AMENITIES
- COUNCIL TAX BAND B EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



OVERVIEW

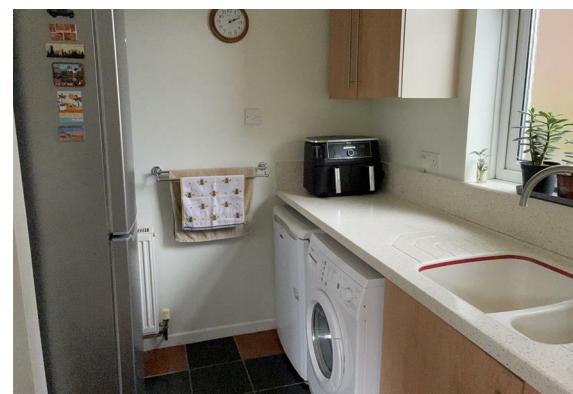
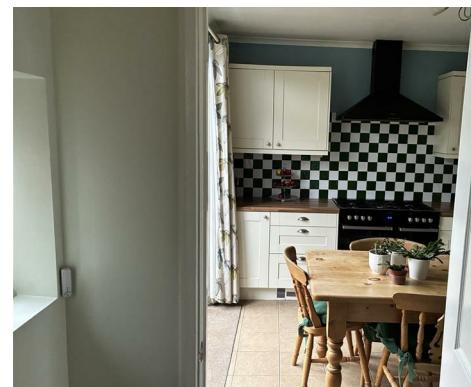
Enjoying an extremely convenient location close to the borders of Wigston Magna and South Wigston and all of their many amenities, parks and leisure facilities. There is a regular bus service on nearby Station Road into Leicester, and South Wigston Railway Station is just over 1 mile away allowing travel into the city and beyond with the nearby Outer Ring Road providing access to Fosse Retail Park and the motorway network.

Primary and Secondary schools, Wigston College and South Leicestershire College are a short walk away with Tesco and Lidle stores also within walking distance.

Benefiting from a recently re-tiled roof, uPVC Double Glazed windows and Gas Central heating the property has a paved frontage and a large rear garden allowing potential for a substantial extension subject to the normal consents.

Very well presented throughout, the house is entered through a modern composite front door and briefly comprises: An entrance hall, a spacious lounge, a dining kitchen with generously sized utility room, and outbuildings attached to the rear of the house including storage, a workshop and wc.

On the first floor there are 2 double bedrooms, a good sized single room and a re-fitted family bathroom off a spacious landing.



OUTSIDE

The gardens are a particularly attractive feature of the property. Set back from the road, the frontage has been paved to provide ample parking space for 2 vehicles with wide pedestrian access to the side leading through the rear lobby and onward into the rear garden.

The very large rear garden has been thoughtfully designed with a spacious paved patio directly behind the house. Steps lead up to the long, well maintained lawn having raised vegetable beds, a greenhouse and a second patio area beyond. The garden enjoys well-stocked borders, mature hedging and specimen trees providing a good level of privacy from neighboring properties.

THE ACCOMMODATION

Beautifully presented and much improved, this delightful family home has been carefully and lovingly maintained by the current owners and has massive scope to significantly extend the already spacious accommodation.

The house is entered through a modern composite front door into the entrance hall with laminate flooring, access to the rest of the ground floor accommodation and a staircase rising to the first floor.

The lounge is a spacious living area with parquet flooring, a wood burning stove set in a chimney breast and a bay window overlooking the front.

An archway leads through to the dining kitchen which has been beautifully refitted with a range of modern shaker style base and wall units, a Belling range style cooker with a gas hob and extractor hood over, ample space for a family dining table and almost full width French doors providing a panoramic view of the garden and access onto the patio. A door leads into the utility room which has a range of base and wall units, a 1 ½ bowl sink and drainer, space and plumbing for white goods, a window to the side and an external door leading into the rear lobby which provides access to a storage room, a workshop and a wc. A door leads out the side pedestrian access and a gate onto the patio.

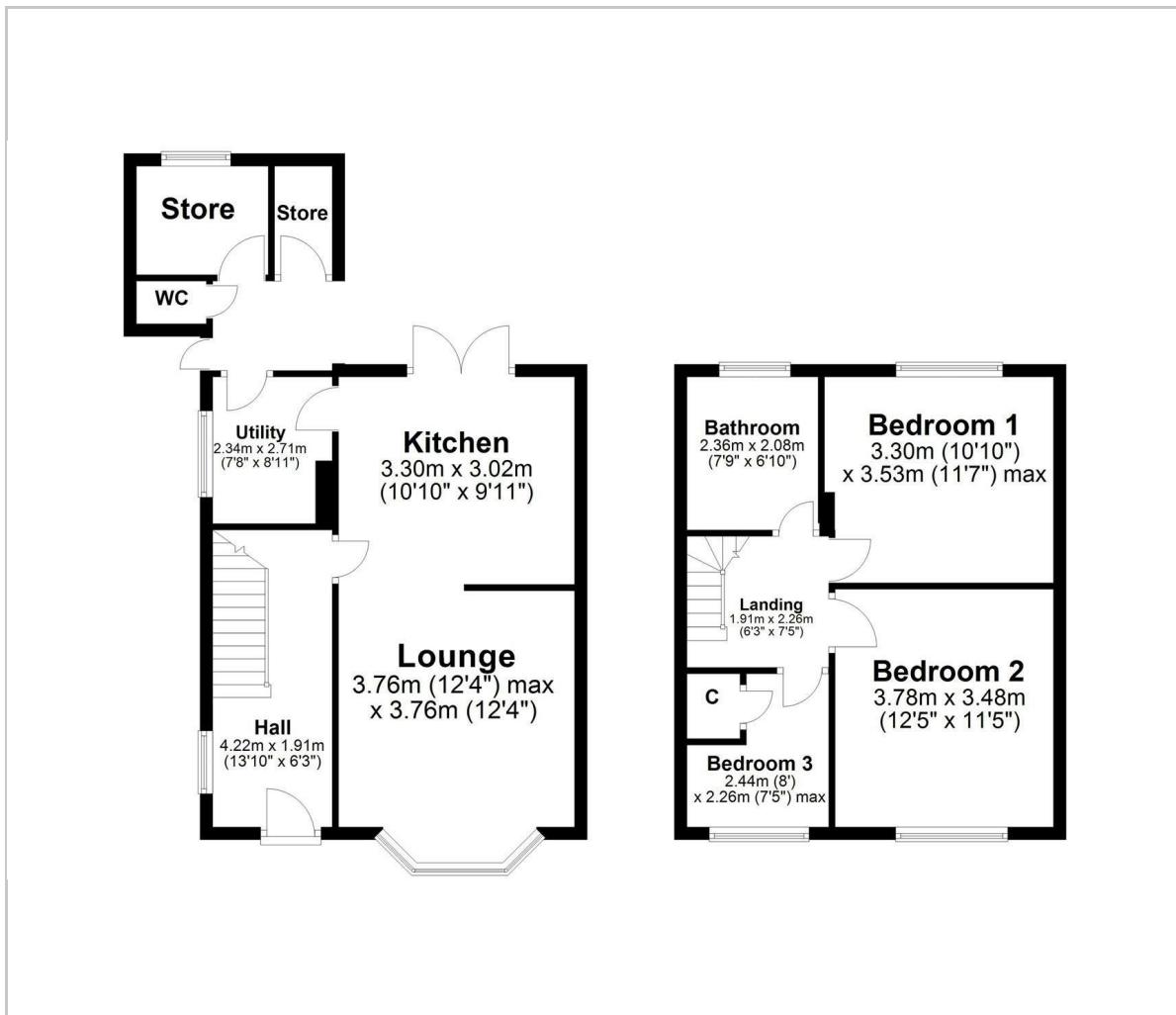
A staircase rises from the hall onto the first floor landing. Bedroom 1 has a run of fitted wardrobes, ample space for a King size bedroom suite and a window overlooking the rear garden.

Bedroom 2 is another generous space with a built in cupboard. Currently used as a work from home space/snug with a window to the front, this spacious room has ample space for a King sized bed or 2 singles. Bedroom 3 is a good sized single room with a built-in cupboard and a window to the front.

A stunningly re-fitted family bathroom comprising a toilet, vanity unit with sink over, free standing claw foot bath and a separate walk-in shower enclosure completes the accommodation.

An internal viewing of this beautiful family home is strongly recommended

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC