

# Aston & Co

ESTATE & LETTING AGENTS



Alfrace Newton Lane  
Wigston, Leicester, LE18 3SH  
**£1,350,000**



Aston & Co are delighted to offer to the market this modern six bedroom detached family home occupying a rural setting on a superb plot. Boasting an impressive 306 square metres of internal floorspace, the property briefly comprises: a porch, entrance hall, dining area with Bi-Fold doors opening onto the patio, a lounge, sitting room, kitchen, utility room, a downstairs bedroom with separate lounge and shower room. The first floor offers four double bedrooms and one single. Each of the double bedrooms benefit from en-suite facilities.

In addition to the main house, there is a partially completed annex to the side which could be completed by the buyer and used for a number of purposes depending on the their requirements. Details can be found on the Oadby and Wigston Planning portal under reference 24/00505/ful

The property also boasts panoramic views over beautiful open countryside from the rear garden and the first floor balcony, New double glazing, off road parking for numerous vehicles and being close to local amenities such as shopping, leisure facilities and schools.

Internal viewing is essential to appreciate the quality and size of the property on offer.

- Six Bedroom Detached Family Home
- Four Reception Rooms
- Exceptional Plot with panoramic views over open countryside.
- Ground Floor W/C, Main Family Bathroom & Three En-Suites
- New Double Glazed Windows
- Partially Completed Annex
- Off Road Parking For Several Vehicles
- Internet - Standard Available, see Ofcom Checker
- Council Tax Band G / EPC Rating D
- THE OWNER MAY CONSIDER TAKING A PROPERTY IN PART EXCHANGE



## Location

Forming part of the Borough of Oadby & Wigston, Wigston Magna lies 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 Wicingstone 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 selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

## Valuation?

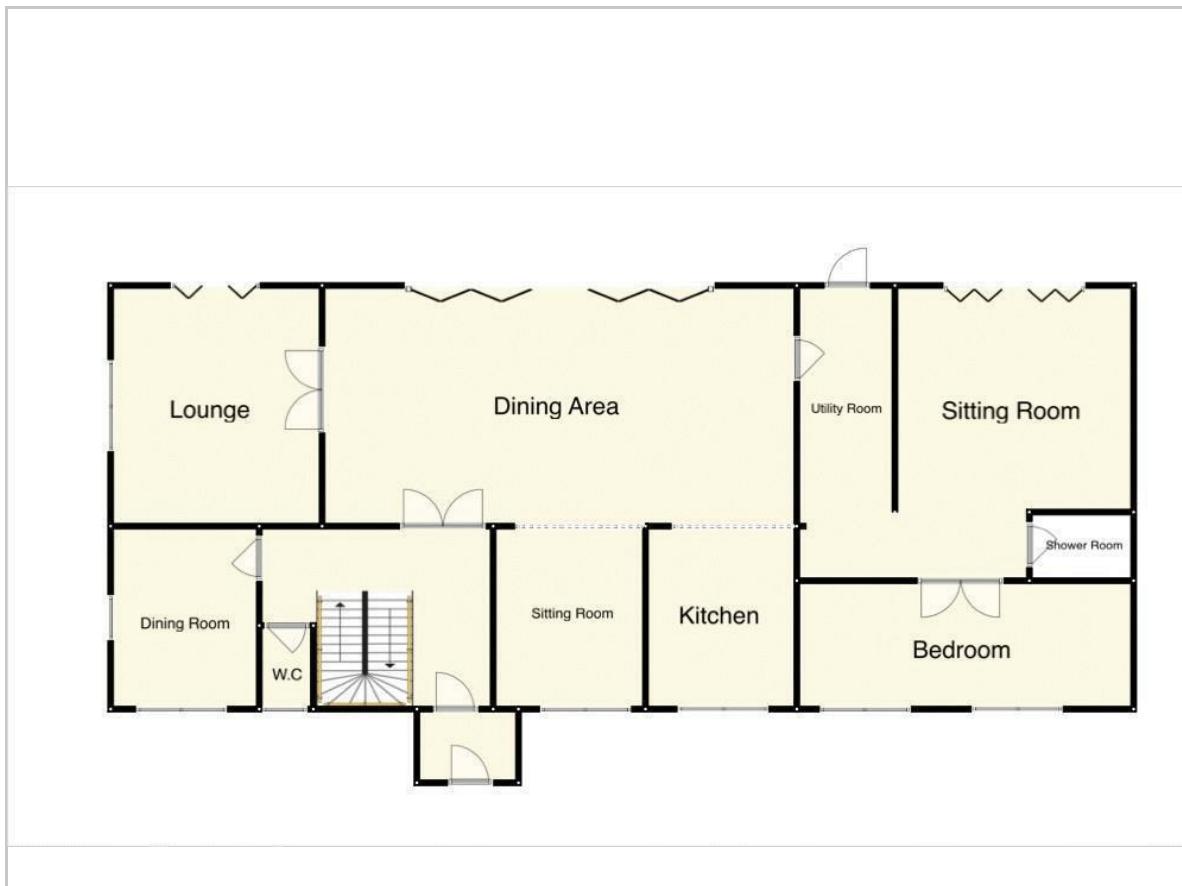
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

## Financial Services

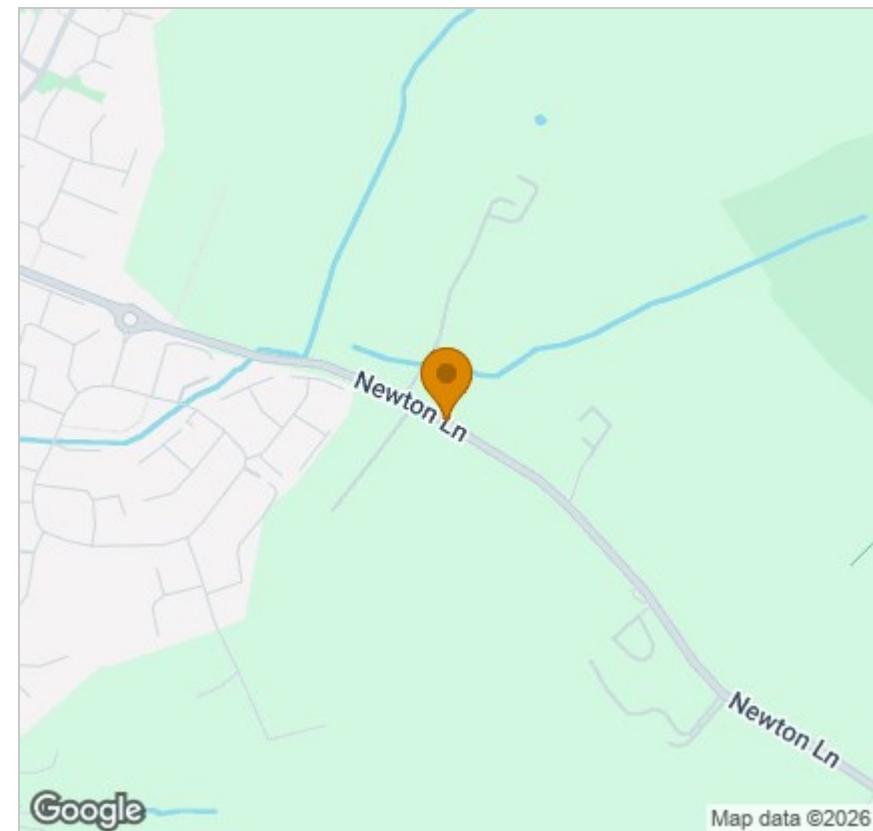
Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.



## Floor Plan



## Area Map



## 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.

**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**

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## Energy Efficiency Graph

### Energy Efficiency Rating

