



Connells

Fairfield Street
Wigston



Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This three bedroom property is situated in the sought after location of South Wigston and is within walking distance to local amenities and the train station. The property is well presented throughout and would make an ideal investment or first time purchase. Call now to view.

Dining Room

There is a door to the front of the property, bay window to the front, central heating radiator, spot lights to the ceiling and door through to the lounge.

Lounge

With a window to the rear of the property, stairs rising to the first floor, central heating radiator, spot lights to the ceiling and door through to the kitchen.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, tiled splashbacks, space for a cooker, central heating boiler, spot lights to the ceiling, window to the side of the property and door through to the rear lobby area.

Rear Lobby

There are doors from the kitchen and bathroom and a door leading out to the garden.

Downstairs Bathroom

Accessed from the rear lobby, there is a bath with shower over, wc, wash hand basin, tiled walls and window to the side of the property.

First Floor Landing

With stairs rising from the lounge.

Bedroom One

With a window to the front of the property and central heating radiator.

Bedroom Two

With a window to the rear of the property, cupboard and central heating radiator.

Bedroom Three

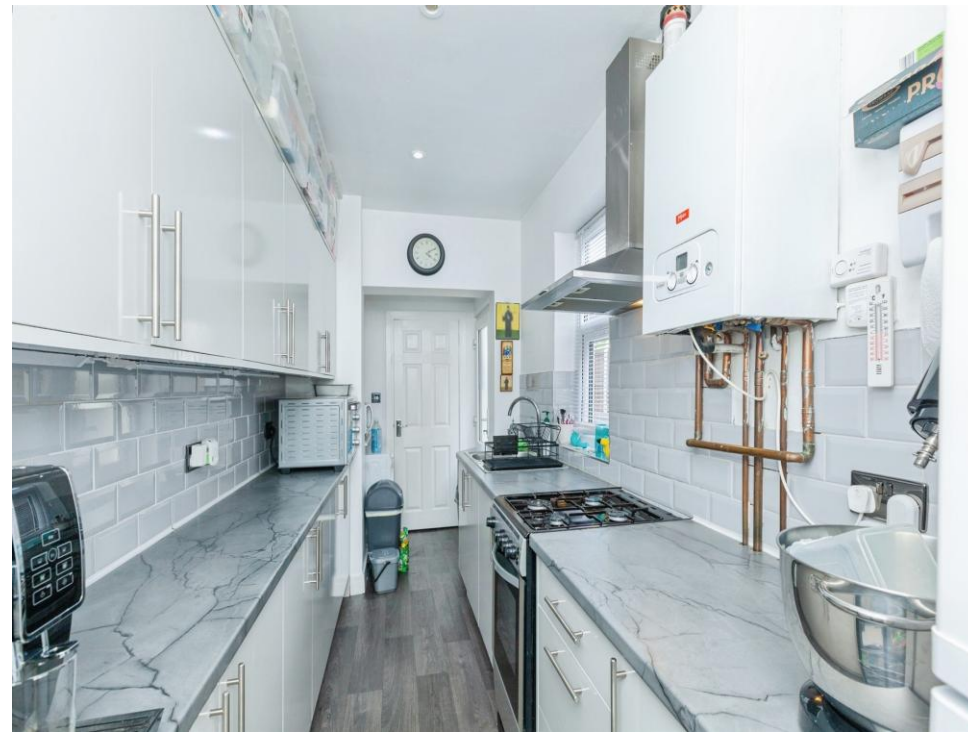
There is a window to the rear of the property and central heating radiator.

Outside

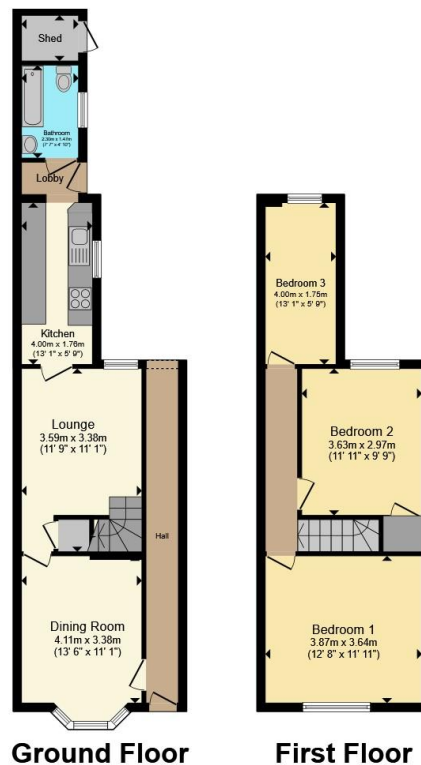
At the front of the property there is a small fore garden with a wall and wrought iron gate.

The rear garden has a patio area, astro turf and fenced borders.









Total floor area 85.4 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road and continue to South Wigston. Proceed ahead at the traffic light junction with Saffron Road. Turn left onto Fairfield Street where the property is located.

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310096



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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