JAMES SELLICKS

2 The Firs

WIGSTON
LEICESTERSHIRE
LE18 3PP

Offers Over: £600,000



A substantial and beautifully presented six-bedroom, three-bathroom detached family home offering approximately 2,122 square feet of accommodation arranged over three floors, situated in a pleasant position on the Wigston/Oadby borders.

Meticulously maintained, extended and significantly improved by the present owners, the property offers exceptional family living with a stunning refitted dining kitchen, an impressive extended living room and versatile bedroom accommodation. Finished to a high specification throughout, with Italian porcelain flooring, underfloor heating to the majority of the ground floor and air-conditioning units to a number of rooms, this is a superb contemporary home, further benefiting from secure gated parking and a double garage.

Substantial 6 bedroom, 3 bathroom detached family home • approximately 2,122 sq ft of accommodation • stunning refitted dining kitchen & impressive extended living room • beautifully presented & significantly improved • contemporary kitchen with Brazilian granite island & integrated appliances • underfloor heating to majority of the ground floor • fitted air-conditioning units • principal bedroom with dressing room & en-suite • attractive, enclosed & low-maintenance rear garden • secure gated parking & double garage • EPC - C

Accommodation

A porch leads into a welcoming entrance hall with attractive Italian porcelain tiled flooring, a staircase rising to the first floor and access to the principal ground floor accommodation. The impressive extended, L-shaped living room provides a fantastic space for relaxing and entertaining, featuring an electric fire, fitted air-conditioning unit and an extensive range of bi-fold doors opening directly onto the rear garden, allowing for an abundance of natural light.

The stunning refitted dining kitchen forms the hub of the home, fitted with an extensive range of contemporary eye and base level units and drawers, complemented by generous preparation surfaces and a substantial central island with a Brazilian granite worktop and five-ring gas hob. Integrated appliances include an electric oven, microwave, dishwasher and coffee machine, together with a hot water tap. The dining area offers ample space for entertaining and incorporates an attractive fitted bench seat with useful storage beneath, with French doors opening onto the rear garden. A separate utility room provides further units, a sink, plumbing for a washing machine and space for a tumble dryer. A ground floor cloakroom completes the ground floor, with a low flush WC and wash hand basin.

To the first floor, a spacious landing with an airing cupboard provides access to three bedrooms. The principal bedroom benefits from a fitted air-conditioning unit and a dedicated dressing room leading through to an en-suite comprising a walk-in shower, twin wash hand basins and a low flush WC. Two further well-proportioned bedrooms complete this floor. A further staircase rises to the second floor landing, providing access to three additional bedrooms, all benefiting from fitted wardrobes, and the family bathroom which is fitted with a panelled bath, separate shower enclosure, low flush WC and wash hand basin. One of the bedrooms enjoys its own en-suite, fitted with a walk-in shower, low flush WC, wash hand basin set within a vanity unit with drawers beneath and a chrome heated towel rail.

Outside

To the front of the property is a tarmacadam driveway providing off-road parking, with double gates to the side opening onto further secure parking and access to a double garage. To the rear are attractive, enclosed and low-maintenance gardens, predominantly laid to artificial lawn with paved patio areas providing excellent space for outdoor dining and entertaining. The garden enjoys a good degree of privacy, with access into the garage.









Location
The property occupies a pleasant position on the Wigston/Oadby borders, approximately three miles south of Leicester city centre. The area offers an excellent range of local amenities, including shopping facilities, popular schools, leisure and recreational opportunities, together with convenient access to both Wigston and Oadby town centres. Leicester city centre, with its professional quarters, extensive shopping facilities and mainline railway station, is easily accessible, whilst the M1/M69 motorway networks provide excellent road links for commuters.

Listed Status: None.
Conservation Area: None.
Local Authority: Oadby & Wigston Council.
Tax Band: F

Services: Offered to the market with gas-fired central heating.
Broadband delivered to the property: TBC.
Construction: Believed to be cavity wall.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: Three-storey property, no specific accessibility modifications made.
Wayleaves, Rights of Way & Covenants: The property is subject to an historic covenant prohibiting nuisance or annoyance to neighbouring properties. Full details are to be confirmed by the purchaser's solicitor.











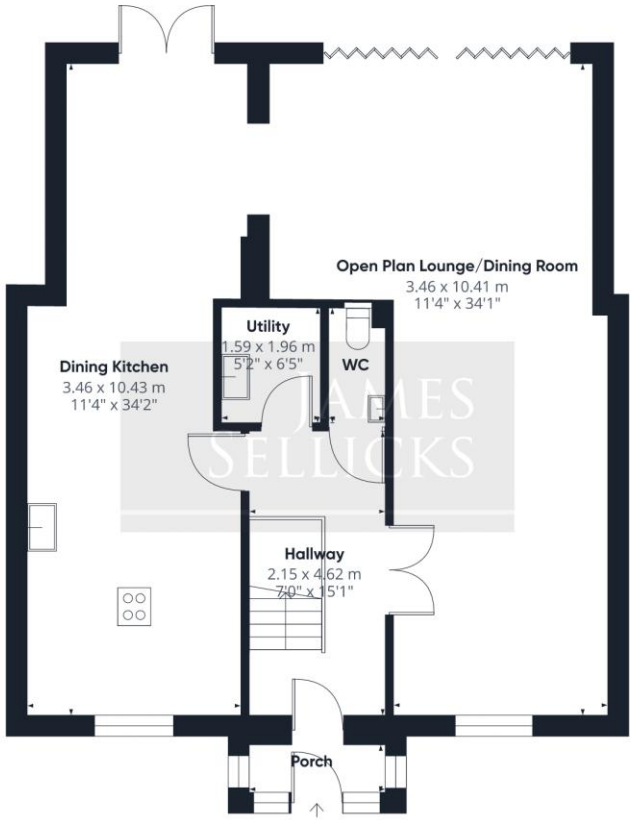



VOGUE

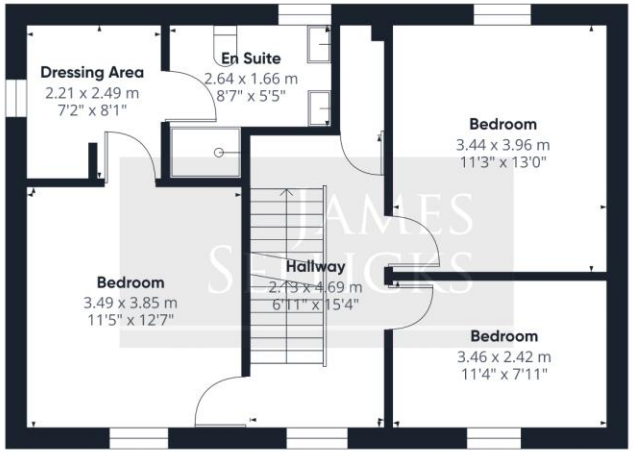




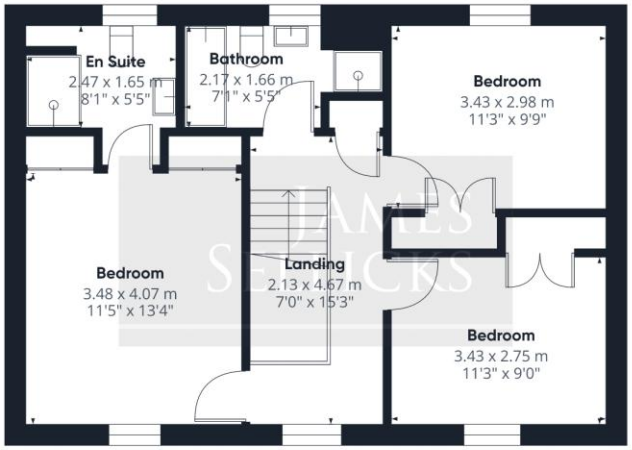




Floor 1

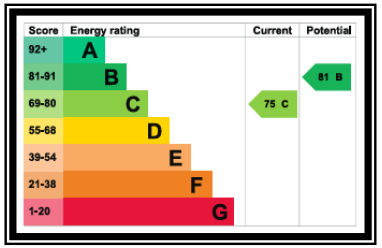


Floor 2



Floor 3





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Approximate total area(1)

197.4 m²

2122 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

