Shepherd & White

ESTATE & LETTING AGENTS

PROUDLY SERVING LEICESTERSHIRE



Every home has a story.

Perhaps this is where your next chapter begins.

Situated in the popular area of Wigston, this traditional three-bedroom semi-detached home offers generous accommodation, a good-sized rear garden and the convenience of local amenities close by.

Previously a rental property, the house offers an opportunity for buyers looking to make a home their own, whether that's a first step onto the property ladder or a project with potential.

3	1	2	Driveway	Large
Bedrooms	Bathroom	Reception Rooms	Parking	Rear Garden

One home. One agent. One point of contact.

THE JOURNEY HOME

Discover more and take the next step on The Journey Home...

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Inside the Home

Generous, versatile accommodation with scope to make it your own.







3 Bedrooms	1 Bathroom	Separate WC	2 Reception Rooms	Fitted Kitchen	Large Rear Garden	Driveway Parking	Gas Central Heating	Double Glazing

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The Garden

Space to enjoy, grow and make your own.

A large, well-proportioned rear garden offering plenty of outdoor space for relaxing, entertaining or future landscaping.

Large Rear Garden

Space to Entertain

Make It Your Own

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THE JOURNEY HOME

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Previously a rental property, the house offers an opportunity for buyers looking to make a home their own, whether that's a first step onto the property ladder or a project with potential.

The accommodation briefly comprises an entrance hall, lounge, separate dining room and fitted kitchen. Upstairs are three bedrooms, a family bathroom and separate WC.

Outside, there is a large rear garden and driveway providing off-road parking to the front.

Further benefits include gas-fired central heating and double glazing.

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Discover more and take the next step on The Journey Home.

ENTRANCE HALL
With radiator stairs to first floor.

LOUNGE
17' 3" x 10' 11" (5.26m x 3.33m)
With double glazed window, two radiators.

DINING ROOM
10' 2" x 8' 7" (3.12m x 2.62m)
With double glazed window and radiator

KITCHEN
10' 6" x 6' 5" (3.22m x 1.97m)
A well-appointed kitchen fitted with a range of wood-effect wall and base units, complemented by contrasting black work surfaces and contemporary black tiled splashbacks. Incorporating a stainless steel sink and drainer, gas hob, integrated storage and ample preparation space. A large window provides plenty of natural light and overlooks the rear garden. Finished with tiled flooring and a radiator.

REAR LOBBY
With
CLOAKROOM
With WC

UPSTAIRS
Approached from a central landing are three bedrooms and the family bathroom

BEDROOM ONE
13' 3" x 10' 11" (4.06m x 3.33m)
With radiator and double glazed window

BEDROOM TWO
12' 10" x 8' 9" (3.93m into door recessx 2.67m)
With radiator and double glazed window. Walk-in wardrobe

BEDROOM THREE
9' 1" x 8' 0" (2.78m x 2.44m)
With radiator and double glazed window. Walk in wardrobe

BATHROOM
Bath with mixer taps, pedestal wash hand basin, double glazed window, heated towel rail.

SEPARATE WC
WC, double glazed window

OUTSIDE

FRONT
Driveway to the front

REAR GARDEN
Patio area, extending onto large lawn.

Oadby & Wigston Borough Council C EPC C Surface Water/River & Sea Very Low Risk

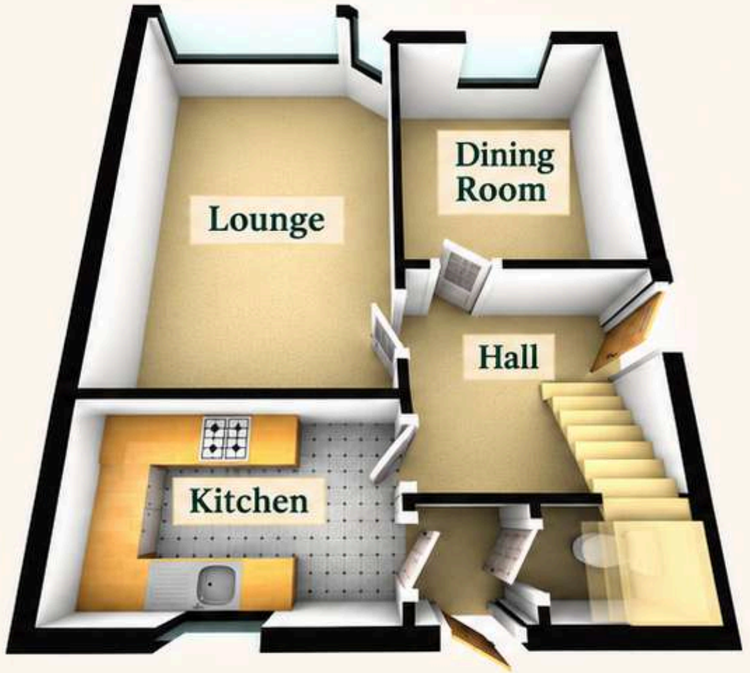
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Floorplan

A well-proportioned three-bedroom home with generous living space.

Ground Floor



First Floor



- 3 Bedrooms
- Family Bathroom
- Separate WC
- Lounge
- Dining Room
- Fitted Kitchen

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Additional Information

Key details and important information for buyers.

NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as a guide for applications but is not part of a formal metric system.

PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

TENURE

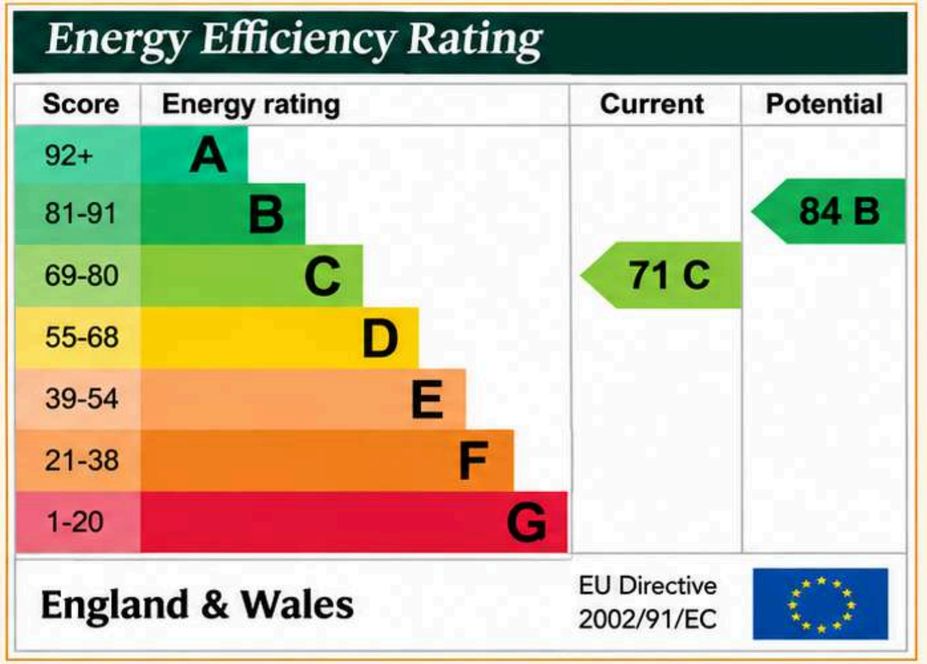
Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

CONSUMER PROTECTION LEGISLATION

These details have been prepared to conform to Consumer Protection Legislation.

ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable.



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CHARNWOOD FOREST VILLAGES

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At Shepherd & White, we believe a better experience leads to better results. With over 40 years of combined experience, we offer a bespoke, one-to-one service tailored to you.

ONE POINT OF CONTACT

You'll deal directly with Kevan for sales or Marie for lettings from start to finish.

BESPOKE SERVICE

We take the time to understand your needs and tailor our advice, marketing and strategy to achieve the best outcome.

PREMIUM MARKETING

Professional photography, 3D floorplans, lifestyle brochures and targeted social media marketing to showcase your property.

EXPERT LOCAL KNOWLEDGE

Unrivalled knowledge of Leicester, Coalville, Ashby-de-la-Zouch and the Charnwood Forest villages.

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We're independent, owner-managed and proud to offer a personal service that larger agencies simply can't match.

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COMBINED EXPERIENCE

Trusted, respected and recommended.

Our long-standing reputation is built on honesty, integrity and achieving the best results for our clients.

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