



Castleton Road, Wigston

**Offers in Excess £300,000**

**Aston & Co**  
ESTATE & LETTING AGENTS



An attractive, well presented extended four bedroom semi detached bungalow available in Wigston Fields. The property comprises of; entrance porch, hallway, lounge/diner, kitchen, conservatory, four good size bedrooms, two having en-suites and fitted wardrobes and a fully fitted three piece shower room. The bungalow also offers ample off road parking to the front with a well proportion garden to the rear with a detached workshop, and garage space with power points. The loft space is fully boarded with insulation and a loft ladder for access.

## Rooms

### Location

Located in Wigston Fields the property is located approximately 3 miles south east of Leicester City Centre. The location is convenient for local shops, supermarkets, train station, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Water Leys Primary School and Wigston Academy

### Draft Details Awaiting vendor approval

### Porch

UPVC Double Glazed door to front aspect with windows to surround. Window with outlook from bedroom two. 13'9" x 4'6" (4.24m x 1.40m)

### Entrance Hallway

Access to all rooms on the ground floor. UPVC double glazed frosted window to front aspect. Storage Cupboard. Radiator. 3'7" x 29'7" (1.13m x 9.05m)

### Lounge

Wooden floor leading through to dining room. Radiator. Tv point.

11'4" x 12'6" (3.47m x 3.84m)

### Dining Room

Formed as part of the extension the dining room is a very welcoming edition with a sliding door into the conservatory space. Fitted with a gas fire with hearth surround, radiator and a TV Point 10'7" x 10'9" (3.26m x 3.32m)

### Conservatory

Single door and 5mm Perspex surround allowing access to the rear enclosed garden. Two double sockets. 11'2" x 8'6" (3.41m x 2.62m)

### Kitchen

Fitted with a range of wall mounted and base level units with rolled edged work surfaces, electric oven and hob with extractor over, washing machine, integrated fridge, dishwasher, sink and drainer unit with splash back tiles,, UPVC double glazed window to side aspect, radiator. 15'6" x 8'7" (4.75m x 2.65m)

### Bedroom One

UPVC double glazed window overlooking the rear aspect, radiator, integrated wardrobes/storage. Access to a fully boarded land insulated loft via a loft ladder. 11' x 15'3" (3.35m x 4.66m)

### Bedroom One En Suite

Fully fitted three piece shower room comprising of; shower with splashback surround, w/c and sink with vanity unit under. in addition to A UPVC double glazed frosted window to side aspect, heated towel rail, spotlights. 7'3" x 5'10" (2.22m x 1.55m)

### Bedroom Two

UPVC double glazed window overlooking the frony aspect, radiator, integrated wardrobes/storage 11'10" x 9'3" (3.38m x 2.83m)



### **Shower Room**

Three piece wet room comprising of; shower with tile surround, w/c and freestanding sink with vanity unit. In addition to UPVC double glazed frosted window to front aspect, heated towel rail, spotlights.

7'3" x 7'10" (2.22m x 2.16m)

### **Bedroom Three**

Velux Window over looking side aspect. Built in storage/wardrobes, access to an en-suite. Radiator.

10'7" x 10'7" (3.26m x 3.26m)

### **Bedroom Three En Suite**

Fully fitted three piece bathroom comprising of; bath with shower over with tiled surround, w/c and sink with vanity unit under. In addition to a Velux window looking over the rear aspect. Radiator.

7'10" x 6'8" (2.16m x 2.07m)

### **Bedroom Four/Office**

Velux Window over looking front aspect. Space for a single bed. Tv point, Radiator.

9'4" x 12'10" (2.86m x 3.69m)

### **Garage**

Garage space convenient for storage. Electrical PowerPoints along with work surfaces and storage cupboards to allow space for a freezer and tumble dryer.

7'9" x 15'7" (2.41m x 4.79m)

### **Workshop**

Located at the side of the property and behind the garage, a fully equipped workshop space. There is a single door to enter along with a single widow with an opener to the rear. Electrical power points along with a work bench space.

7'7" x 13'6" (2.35m x 4.15m)

### **Outside Front**

Half lawn and half tarmac front drive way with parking for

two to three cars. Very low maintenance and a raised decking area towards entry porch.

### **Outside Rear**

A very well maintained rear garden with the majority paved and slabbed. A mixture of plants, bushes and trees with a lovely pond. There is an outbuilding/workshop space with full electric supply.





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