

SOLD STC

£300,000 Freehold



240 Wigston Road, Oadby, Leicester. LE2 5JE

- Traditional Single Bay Fronted Semi Detached Home
- Good Size Garden Plot To Rear
- Sought After Location
- Ent Area, Front and Rear Reception Rooms, Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway Providing Car Standing
- Attractive Private Rear Garden Area, Outside Stores
- Viewing Highly Recommended to Appreciate Plot and Position
- EPC Rating E & Council Tax Band B



PROPERTY DESCRIPTION

Traditional single bay front semi detached property in this sought after location in Oadby. With a good size plot and private garden to the rear this lovely semi would make an ideal family home. Briefly the property comprises of entrance hall, front reception room with gas fire with feature tile surround and front bay window, open access to the rear reception room with further tile fire surround and door leading out to the rear garden patio area. The ground floor is completed by the kitchen area fitted with a range of base and wall storage units and a useful pantry cupboard as well as a side access door. To the first floor there are two double bedrooms, a further single bedroom and a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front is an attractive block paved driveway providing car standing, a gate leads to the side with two brick stores and in turn to the private rear garden with patio, lawn with mature borders, hedge/fence surround. Viewing comes highly recommended to appreciate the plot and position. EPC rating is E and Council tax is band B.



ROOM DESCRIPTIONS

Storm Porch

Entrance Hall

Lounge

13' 11" max into bay x 11' 9" into rec (4.24m x 3.58m)

Dining Room

12' 1" x 11' 4" into rec (3.68m x 3.45m)

Kitchen

10' 5" max x 6' 10" (3.17m x 2.08m)

Landing

Bedroom

12' 2" x 11' 11" into rec (3.71m x 3.63m)

Bedroom

12' 1" x 11' 10" into rec (3.68m x 3.61m)

Bedroom

7' 4" x 6' 5" (2.24m x 1.96m)

Family Bathroom

8' 9" max x 6' 5" (2.67m x 1.96m)

External

Store 1

Store 2

Rear Garden

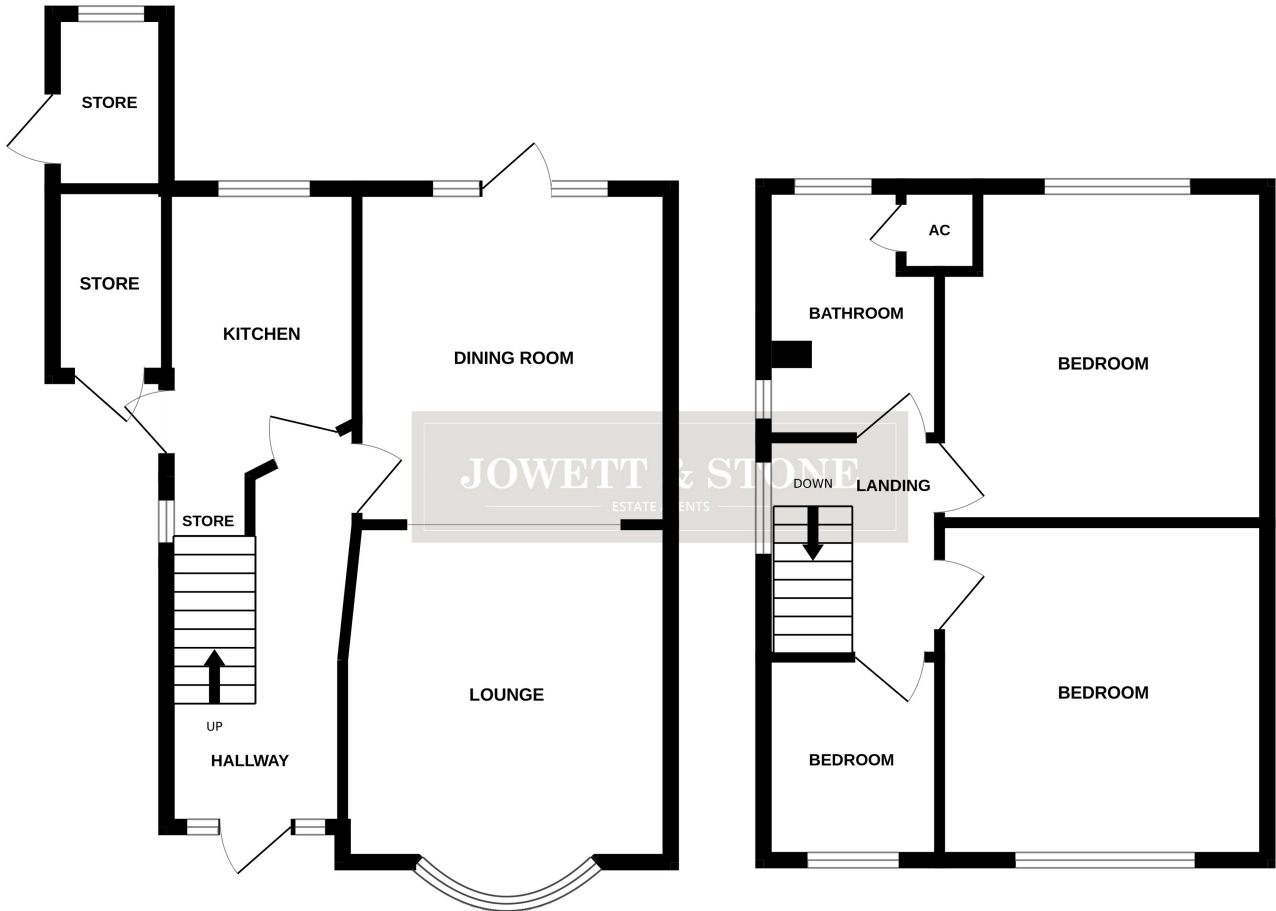


FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

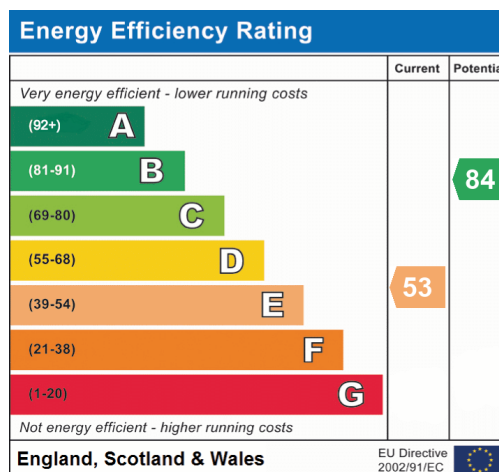
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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