



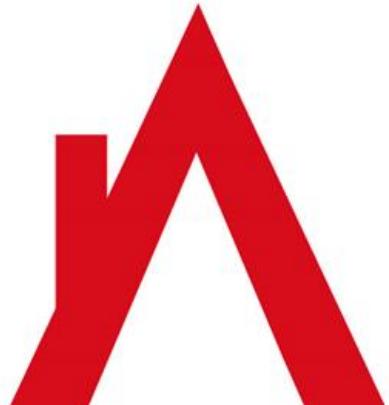
40 Brixham Drive

Wigston LE18 1BH

Guide Price £280,000

- **Detached Bungalow**
- **Highly Desirable Location**
- **Newly Fitted Kitchen**
- **Good Size Rear Garden**
- **2 Bedrooms**
- **New Central Heating & Rewiring**
- **Well Presented Throughout**
- **Driveway & Detached Garage**

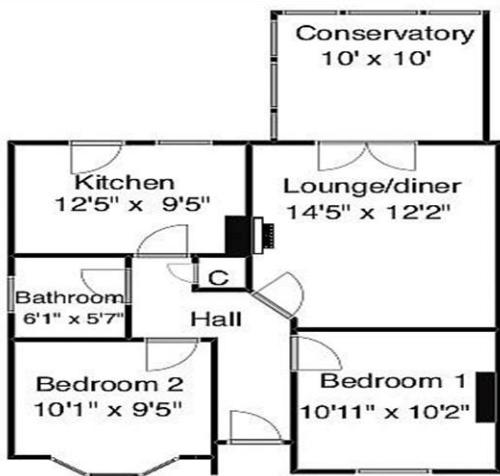
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Brief Description

Available with no upward chain, this beautifully presented 2 bedroom detached bungalow has been recently refurbished and occupies a generous plot in close proximity to the wide ranging amenities. The property has recently been refurbished to a very high standard, including a newly fitted Kitchen and Bathroom. The accommodation briefly compromises of main entrance hallway, 2 bedrooms to the front, fitted kitchen, refurbished shower room, lounge and conservatory space. Internal viewings are highly recommended.



The Area

Wigston is a thriving Leicestershire town being part of the borough of Oadby & Wigston and lying approximately 5 miles south of Leicester city centre. The town centre has an excellent range of amenities including independent shops as well as nationally recognised stores, pubs restaurants, schools and churches. The town has grown over the last 40 years with industrial estates forming in and around the area and new housing developments growing to the south and east. Very popular today due to the proximity of Leicester city centre to the North, open countryside to the south and the outer ring road which leads directly to the M1 & M69 motorways and Fosse Retail Park.

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The Accommodation

Location

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DRAFT DETAILS AWAITING VENDOR APPROVAL

Lounge 14' 5" x 12' 2" (4.39m x 3.71m)

UPVC double glazed patio doors leading to conservatory and rear aspect. Radiator

Kitchen 12' 5" x 9' 5" (3.78m x 2.87m)

Freestanding fridge freezer, washer and dryer freestanding. Gas Hob, oven. Sink overlooking garden. UPVC double glazed window

Bedroom 1 10' 11" x 10' 2" (3.32m x 3.10m)

Wardrobe space and a UPVC double glazed window to front aspect. Radiator

Bedroom 2 10' 1" x 9' 5" (3.07m x 2.87m)

UPVC Double Glazed Window to front aspect. Radiator under window.

Bathroom 6' 1" x 5' 7" (1.85m x 1.70m)

3 piece suite. Walk in shower with shower screen. Heated towel rail. Mirror with light

Conservatory 10' 10" x 0' 0" (3.30m x 0.00m)

UPVC double glazed windows to rear aspect, fully equipped with power.

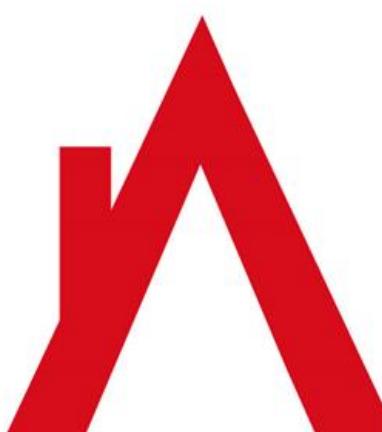
Outside (Front)

Parking on the drive with access to the side of the property for additional parking, leading to a garage. Front partially block paved and stones.

Outside (Rear)

White stone to the bottom section. Stairs up to additional stoned area and majority lawn garden.

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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

Tenure: Freehold

Council Tax Band: C

Local Authority:

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 288 3872

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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