



**Foston Gate**  
Wigston Leicester LE18 3SD  
Offers Over £230,000

**Knightsbridge**

ESTATE AGENTS & VALUERS

Situated within the popular district of Wigston Harcourt is a great and unique opportunity to purchase this semi detached home located on a corner plot position benefitting from double garaging. The property has a charming kerb appeal and offers a good flow of accommodation over two floors to include an entrance lobby, lounge providing access to fitted dining kitchen, first floor landing providing access to three bedrooms and a three-piece family bathroom. Outside enjoys gardens to the front, side and rear and off-road parking leading to detached double garaging. Internal viewing comes with the agent's highest recommendation to fully appreciate the exact position the property is situated in and the double garage.

The property is ideally situated for everyday amenities in Wigston Magna and within the catchment area for Little Hill Primary School, Thythorn Field Primary School and Meadow Community Primary School. Regular bus routes running to and from Leicester City Centre and attractions close by are also within reach including Wistow Maze along Newton Lane in Wistow and Leicestershire's rolling countryside.





- Gas Central Heating, Double-Glazing
- Entrance Lobby, Lounge, Fitted Dining Kitchen
- First Floor with Three Bedrooms
- Family Bathroom
- Gardens to the Front, Side and Rear
- Car Standing, Double Garage

**Entrance Lobby**

With double-glazed window to side elevation, stairs leading to first floor, radiator.

**Lounge** 12'11" x 12'7"

With uPVC double-glazed window to front elevation, under stairs storage cupboard, TV point, radiator, open aspect leading to:

**Fitted Dining Kitchen** 16' x 8'10"

Having natural light through uPVC double-glazed windows to side and rear elevations, double-glazed door looking onto and leading out to rear garden, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units accompanied by rolled edge laminate work surfaces, tiled splashbacks, space for gas cooker, plumbing for washing machine, space for fridge-freezer, radiator.

**First Floor Landing**

With access to the following rooms:

**Bedroom One** 10'2" x 9'2"

With uPVC double-glazed window to front elevation, built-in wardrobes, radiator.

**Bedroom Two** 9'4" x 8'10"

Having uPVC double-glazed window to rear elevation, radiator.

**Bedroom Three** 7'9" x 6'7"

Having uPVC double-glazed window to front elevation, radiator.

**Family Bathroom** 6'10" x 6'4"

Having uPVC double-glazed window to rear elevation, bathroom comprises: bath, low-level WC, wash hand basin, part tiled walls, radiator.

**Front Garden**

With pathway leading to front door, additional garden to the side, car standing for two vehicles leading to:

**Detached Double Garage**

With up-and-over door to the front elevation, power and lighting and 32amp electric vehicle charger.

**Rear Garden**

With patio, well-maintained fence borders, door leading to double garage.



**IMPORTANT NOTE:** The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating D 66	Potential Rating B 86

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.