



**For Sale**

**34 Rolleston Road, Leicester**

**£250,000**



**Charming three bedroom home in Wigston offered chain free, this property features off road parking, a lovely West facing rear garden, spacious lounge and kitchen/diner to the rear.**

Newly available to the local market is this three bedroom semi detached home, perfectly situated in the popular residential of Wigston, Leicester.

The property benefits from off road parking, and a large west facing rear garden, ideal for enjoying the afternoon and evening sun.

Inside you will find a spacious lounge with a large window that fills the room with natural light. A kitchen/diner to rear, this room is finished with French doors that lead out onto a patio area of the garden.

The garden is complete with a shed, and benefits from wide side access via a secure gate. The downstairs also has a large walk-in storage / pantry utilising the space under the stairs.

Upstairs, there are two generous double bedrooms and a well sized third bedroom, along with family bathroom and separate WC.

The loft is boarded with access via ladder.

This delightful property has been lovingly cared for over the years.

It boasts well maintained windows, serviced boiler and offers fantastic potential to create a lovely home tailored to your own taste and style.

Ideal for first time buyers, a growing family or investors.

Wigston itself, is a vibrant suburb of Leicester City Centre, it boasts highly rated schools all within a short walk from this property, a thriving high street with local shops and amenities and very good local restaurants. Plus it offers excellent transport links for commuters, with easy

**Miranda Menzies**

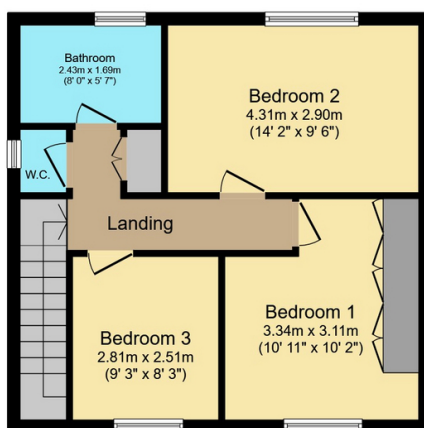
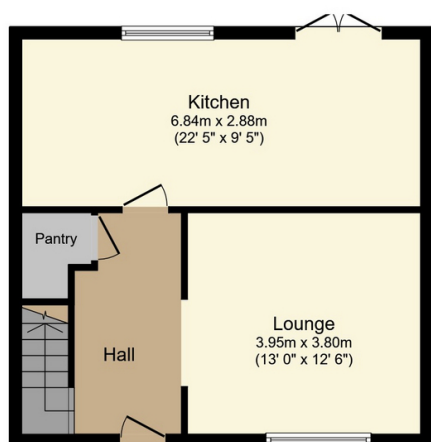
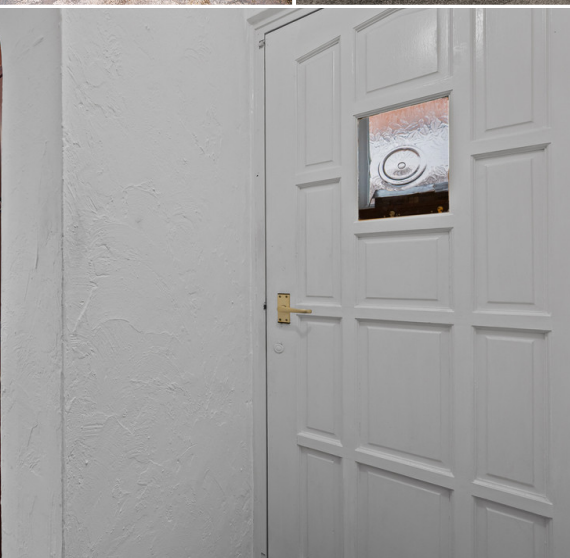
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Total floor area: 92.7 sq.m. (998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

- Close to sought after schools
- Ideal for first time buyers
- Good transport links
- Off road parking
- Chain free property
- Generous West facing rear garden
- Close to amenities of Wigston

