

# Holdings

A Modern Estate Agent



23 Georgeham Close, Wigston, LE18 2HZ

£315,000

This well-presented three-bedroom semi-detached home is located in a sought-after area of Wigston. The accommodation briefly comprises an entrance porch, a spacious living room with steps leading down to a dining kitchen, a further reception room with w/c which would make ideal bedroom, and to the first floor, three bedrooms and a family bathroom.

Externally, the property offers a block-paved driveway to the front and an enclosed rear garden. Ideally positioned close to local amenities and with convenient public transport links to Leicester City Centre, early viewing is strongly advised to fully appreciate the accommodation available.

## Summary

This well-maintained three-bedroom semi-detached property is situated in a popular and desirable area of Wigston and offers versatile accommodation throughout. The home is entered via an entrance porch with uPVC double-glazed door and window to the front aspect, a useful meter cupboard, and an inner uPVC double-glazed door leading into the main living space. The living room is bright and generously proportioned, featuring a uPVC double-glazed window to the front, a gas fire with decorative surround, two radiators, and stairs rising to the first-floor accommodation. From here, steps lead down into the dining kitchen, which is fitted with a range of wall and base units, a built-in oven with gas hob, double sink with drainer and mixer tap, and space for a washing machine and fridge freezer. The room also benefits from tile-effect flooring, a rear-facing uPVC double-glazed window, and patio doors opening out to the garden, allowing for plenty of natural light and easy access to the outdoor space.

In addition to the main living areas, the property also boasts a further reception room with a convenient ground-floor WC, offering excellent flexibility as a potential fourth bedroom, home office, study, or family room depending on individual needs.

To the first floor, the landing includes a uPVC double-glazed window to the rear side aspect and an airing cupboard for additional storage. There are three bedrooms in total: the principal bedroom overlooks the front and includes fitted wardrobes and a radiator; the second bedroom enjoys views to the rear and also benefits from a radiator; while the third bedroom, positioned to the front, is ideal as a child's room, nursery, or home office. The family bathroom is fitted with a low-level WC, hand wash basin, and a bath with shower over, complemented by tiled walls and a rear-facing uPVC double-glazed window.

Externally, the property continues to impress with a block-paved driveway to the front providing off-road parking for multiple vehicles. Side gated access leads through to the enclosed rear garden, which is mainly laid to lawn and features a patio seating area along with a variety of mature trees and shrub borders, creating a pleasant and private outdoor environment suitable for both relaxation and entertaining.

## Disclaimer

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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

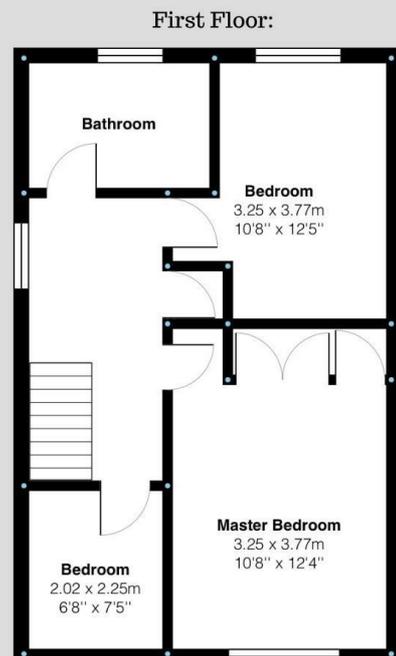
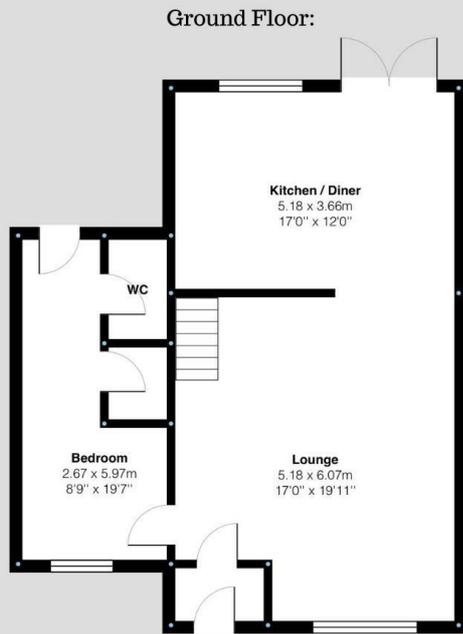
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# Floor Plan



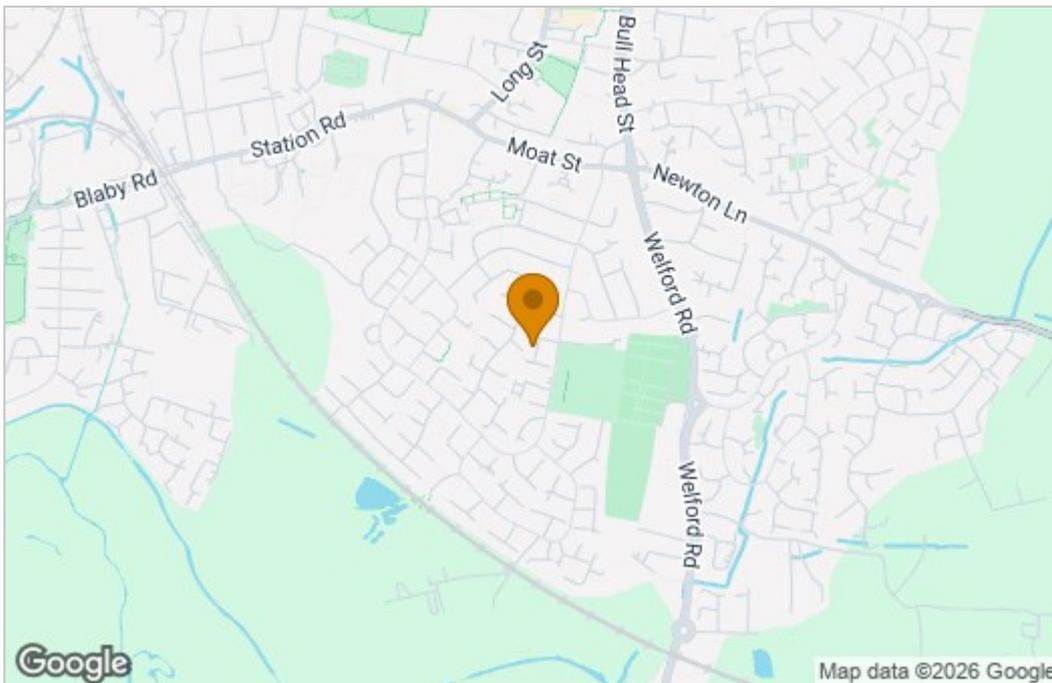
Georgeham Close, Wigston  
Internal Square Footage: Approx 893 sq.ft

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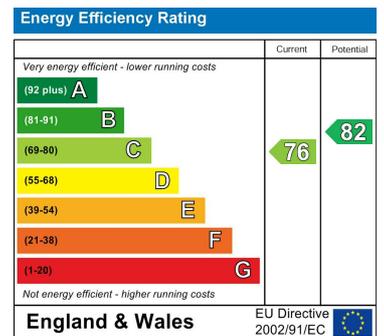
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## Area Map



## Energy Efficiency Graph



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