

JAMES SELICKS

WILLOWBROOK FARM

COOKS LANE
KILBY BRIDGE, WIGSTON
LEICESTERSHIRE
LE18 3TA

GUIDE PRICE: £599,500



Set on the outskirts of Wigston in Kilby Bridge with views over the surrounding countryside, this impressive detached dormer bungalow offers a wealth of adaptable living space.

Boasting four spacious bedrooms and a thoughtfully designed layout, the property is perfectly suited to families seeking comfort, versatility, and the opportunity to enjoy both relaxing and entertaining in style.

Porch • central entrance hall • WC • living room • dining kitchen • WC/utility room • sun room • sitting room • two ground floor double bedrooms • bathroom • two first floor bedrooms • WC • driveway • double garage • generous garden • summerhouse • EPC - D

Location

Conveniently situated approximately seven miles south of Leicester, Kilby Bridge in Wigston offers a popular primary school, public house and Church with nearby Kibworth, Great Glen and Market Harborough providing a wider range of facilities and Harborough providing mainline travel to London St Pancras in just over an hour. Further schooling is available at Leicester Grammar and Stoneygate School in Great Glen, and Leicester High School for Girls in Stoneygate.

Accommodation

The property is entered via a welcoming porch of generous proportions leading into a central hallway with access to a convenient downstairs WC, as well as a useful cloakroom/storage area. The spacious living room is filled with natural light from large windows, centred around a feature gas fireplace, creating a comfortable and inviting space.

The kitchen has been updated within the last two years and offers a modern range of grey high-gloss units complemented by wood-effect laminate flooring and attractive oak beams. A blue tiled splashback adds character, while integrated appliances include a Prima double oven, dishwasher, and fridge-freezer. There is ample space for a dining table, making this a sociable and functional area. A side passage from the kitchen provides access to a further WC with wash hand basin, a boiler cupboard, and a separate utility area with space for washing appliances.

Spanning much of the rear of the property is an impressive sun room, equipped with both heating and air conditioning, allowing for year-round use. This bright and versatile space features three skylights and opens into a glazed area with views across the garden. Further along the hallway is an additional reception room, currently used as a sitting room, with patio doors opening into the sun room.

The ground floor also offers two double bedrooms, one of which connects to a partitioned section of the sun room currently utilised as a dressing area; the other positioned towards the front of the property, benefiting from dual aspect windows and a fitted storage cupboard. The ground floor bathroom was refreshed approximately three years ago and comprises a walk-in shower, bath, wash hand basin with storage beneath, and a heated towel rail.

To the first floor, are two further bedrooms, one currently used as a living space with a storage cupboard and the other with fitted wardrobes, and an in-room wash hand basin and shower. There is also a small WC located off the stairwell, leading to a dormer-style landing with access to a large eaves storage area.







Outside

Approached via a gated entrance, the property benefits from a substantial driveway providing off-road parking for up to six vehicles, alongside a double garage complete with power, lighting, and direct access to the rear garden which is a particular highlight, generous in size and highly private. A patio area sits directly off the sun room, leading up via steps to a well-maintained lawn area with raised planters and a pond. To the rear, there is also a summer house, completing this attractive outdoor space.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Oadby & Wigston Council

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

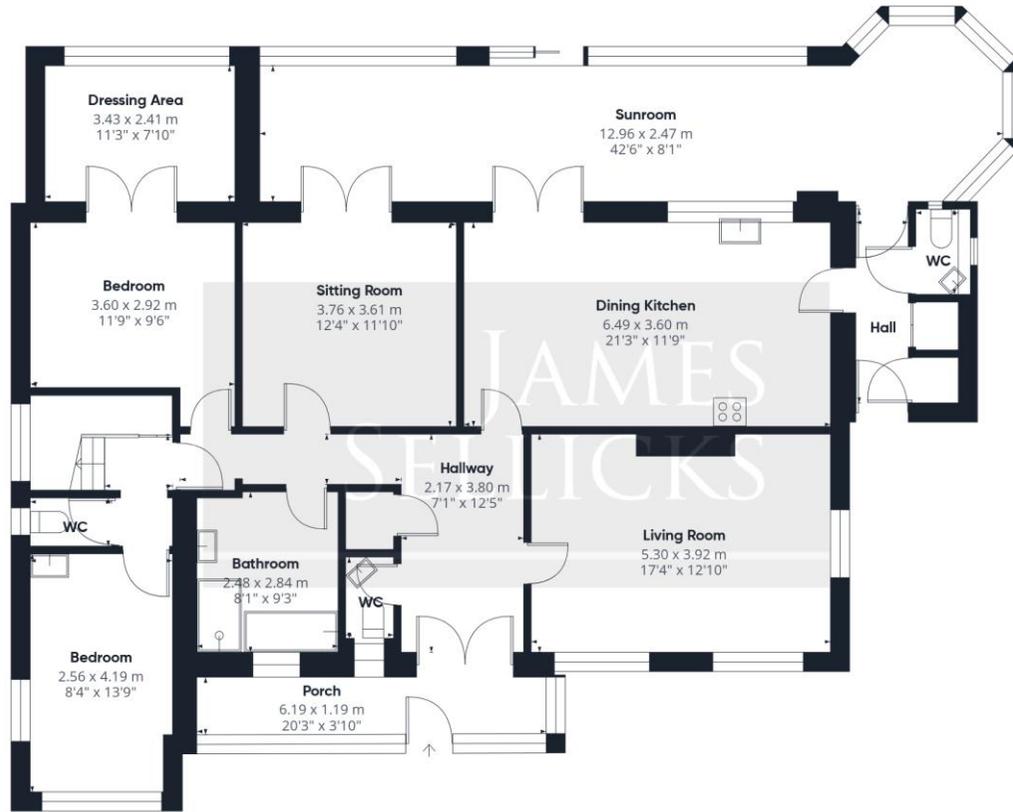
Planning issues: None our Clients are aware of.



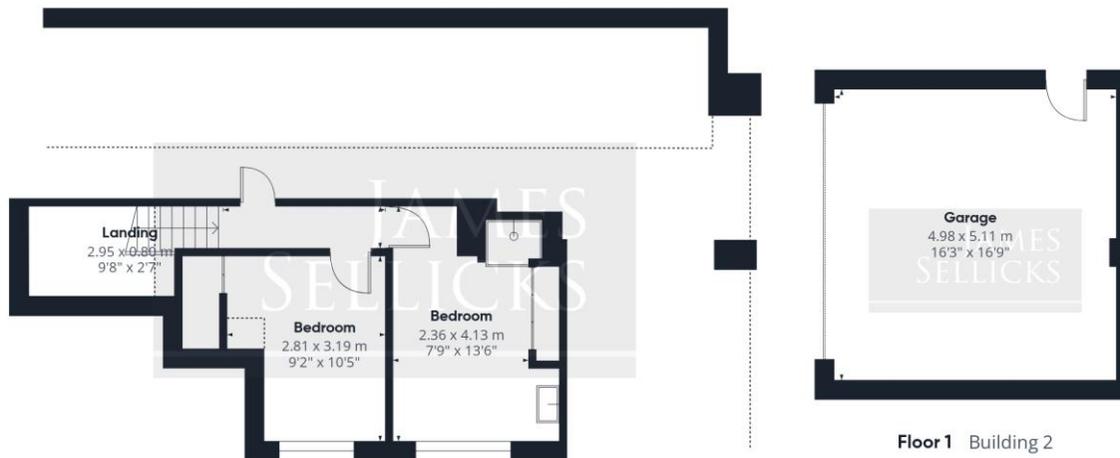




| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2



Approximate total area⁽¹⁾

211.9 m²
2284 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

