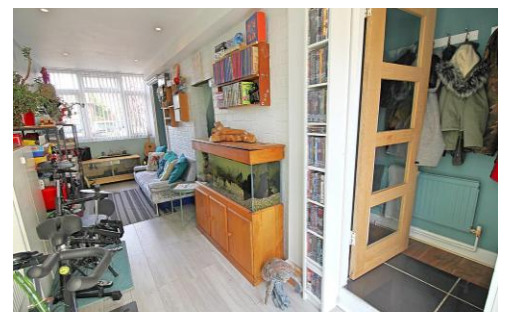


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Oadby Road
Wigston, LE18 3RQ

£325,000

Property Features

- Well Presented Throughout
- Extended Property
- Four Bedrooms
- Kitchen And Diner
- Substantial Rear Garden
- Master Ensuite W.C
- Highly Desirable Location
- Ample Car Standing Space
- Much Improved
- Internal Inspection Recommended

Full Description

SUMMARY

A much improved extended and beautifully presented four bedroom semi detached is pleasantly situated within the highly desirable location of Oadby Road, Wigston. The accommodation comprises entrance porch, entrance hall, living room, kitchen and diner, extended reception room, landing to four bedrooms, master with ensuite W.C, bathroom, substantial landscaped rear garden, ample car standing space to front. Internal inspection comes highly recommended.

PORCH

Entrance porch with door to the front elevation.

MAIN ENTRANCE HALL

Entrance hallway with laminate wooden flooring, leading to.

LIVING ROOM

31' 0" x 12' 11" (9.45m x 3.94m)

Light and spacious reception with Upvc double glazed bay window to the front elevation, laminate wooden flooring, radiator, fire place.

KITCHEN/DINER

15' 10" x 10' 0" (4.83m x 3.05m)

Stylish fitted kitchen with a range of wall and base units, roll edge work surfaces, space and plumbing for aga cooker, washing machine, Upvc double glazed window to the rear elevation, tiled flooring, radiator.

EXTENDED RECEPTION ROOM

22' 0" x 7' 0" (6.71m x 2.13m)

Side rear extended reception room with Upvc double glazed window to the front elevation, Upvc double glazed French doors to the rear elevation, laminate wooden flooring, radiator.



LANDING

Access from main entrance hall leading to.

MASTER BEDROOM

11' 11" x 9' 11" (3.63m x 3.02m)

Upvc double glazed window to the rear elevation, carpeted flooring, radiator, Juliet Balcony to the rear elevation.

MASTER ENSUITE W.C

Comprising a low level flush W.C, wash basin, opaque Upvc double glazed window to the rear elevation.



BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

Upvc double glazed bay window to the front elevation, stripped wooden flooring, radiator.

BEDROOM THREE

12' 0" x 6' 0" (3.66m x 1.83m)

Upvc double glazed window to the front elevation, carpeted flooring, radiator.

BEDROOM FOUR

8' 0" x 7' 0" (2.44m x 2.13m)

Upvc double glazed window to the front elevation, carpeted flooring, radiator.



BATHROOM

Comprising a three piece suite, free standing bath, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the rear elevation.

REAR GARDEN

A substantial landscaped rear garden, shed, tree house, a range of mature shrubs, plants and trees, large pond, fenced and hedged borders, rear raised decking seating area.



FRONT GARDEN

landscaped providing ample car standing space.

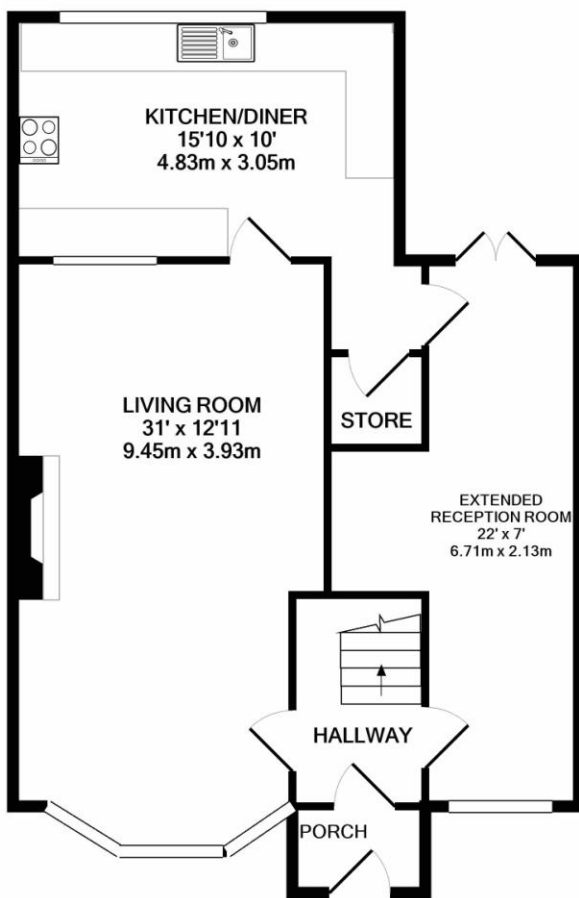


EPC Rating

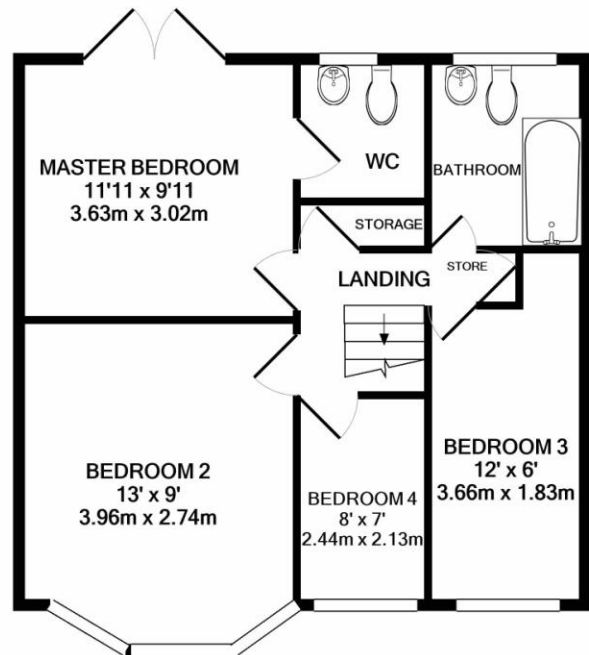
EPC To Follow.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.5 SQ.M.)

PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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