



Stanbrig  
Wigston, LE18 3TR

£350,000



# Property Features

- Detached Dwelling
- Larger Than Average Rear Garden
- Cul De Sac
- Two Reception Rooms
- Highly Sought After Location
- Driveway
- Immaculate Presentation
- Garage
- Refurbished Shower Room And Bathroom
- Internal Inspection Recommended



## Full Description

### SUMMARY

This impressive and immaculately presented four bedroom detached family home is pleasantly situated on cul de sac and within the highly desirable location of Wigston Harcourt. The accommodation comprises of main entrance hall, lounge, dining room, fitted kitchen, refurbished ground floor shower room, landing to four bedrooms, refurbished bathroom, front and rear landscaped gardens, off road parking driveway, garage. Internal inspection comes highly recommended.

### HALLWAY

Main hallway with door to the front elevation, laminate wooden flooring.

### LOUNGE

16' 11" x 11' 0" (5.16m x 3.35m)

Light and spacious reception room with Upvc double glazed bay window to the front elevation, and Upvc double glazed French doors to the rear elevation, carpeted flooring, radiators, feature open fire place and surround.

### DINING ROOM

10' 0" x 8' 10" (3.05m x 2.69m)

Light reception room with Upvc double glazed windows to the rear and side elevation, carpeted flooring, radiator.

### KITCHEN

10' 0" x 8' 10" (3.05m x 2.69m)

Fitted kitchen with a range of wall and base units, roll edge work surfaces, stainless steel sink and drainer, integral oven and hob with extraction over, laminate wooden flooring, Upvc double glazed window to the side elevation, tiling in part, gas central heating boiler.

### GROUND FLOOR SHOWER ROOM



Comprising a refurbished shower cubicle, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the front elevation.

#### LANDING

Access from main entrance hall way, storage cupboard.

#### MASTER BEDROOM

10' 1" x 9' 0" (3.07m x 2.74m)

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



#### BEDROOM TWO

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

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



#### BEDROOM THREE

8' 10" x 8' 0" (2.69m x 2.44m)

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

#### BEDROOM FOUR

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

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

#### BATHROOM

Comprising a refurbished three piece suite, bath with electric shower and glass screen over, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the side elevation.



#### OUTSIDE

A larger than average landscaped rear garden with patio area leading to lawn, a range of mature shrubs, plants and trees, fenced and hedged borders, gated side access. Front garden landscaped providing ample car standing space and driveway to garage.

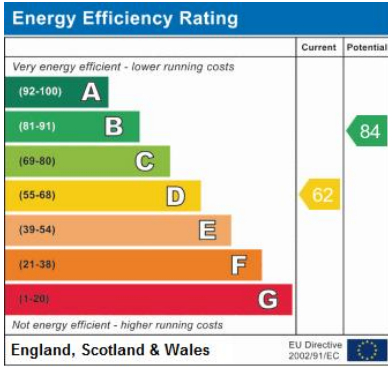
#### GARAGE

Garage with up and overs doors, power and lighting.





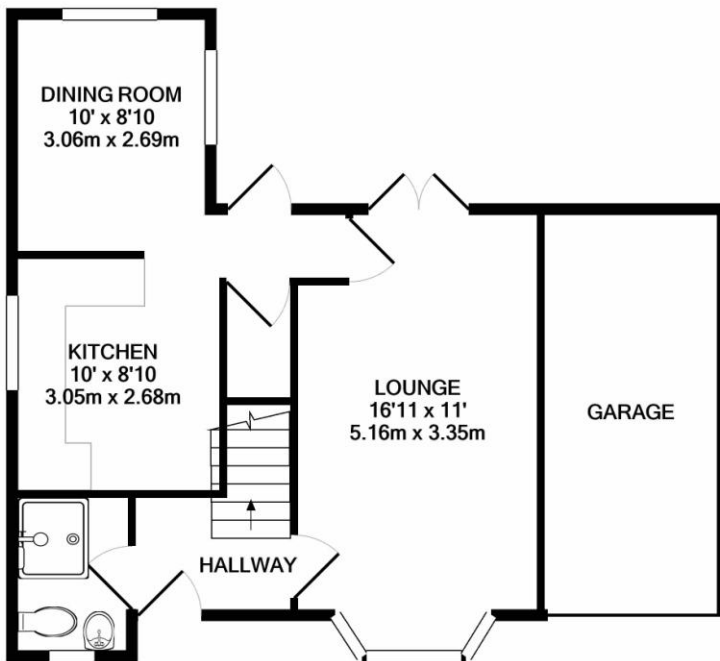
# EPC Rating



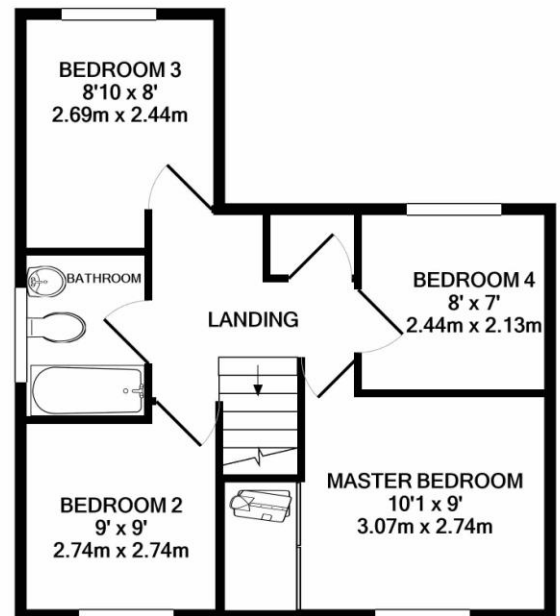
Address:  
Stanbrig, Wigston  
Reference:  
PG1



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 586 SQ.FT.  
(54.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(40.9 SQ.M.)

PHILLIPS GEORGE LTD  
TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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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