

# phillips george

sales & lettings



Windlass Drive  
Wigston, LE18 4NZ

Offers Over £300,000

# Property Features

- Three Bedrooms
- Detached Garage
- Detached
- Driveway
- Beautifully Presented Throughout
- Sought After Location
- En-suite To Master
- Excellent Views
- Downstairs WC
- Call To View



## Full Description

### SUMMARY

A beautifully presented three bedroom detached property located within Wigston. The property comprises entrance porch, lounge, downstairs WC and kitchen/diner to the ground floor. The first floor lays host to three bedrooms with en-suite to master as well as the family bathroom. Outside of the property benefits from a private and enclosed rear garden along with a detached garage and driveway. The property is also situated opposite a quiet and secluded park area as well as the Locks, ideal for First Time Buyers & Families alike. Call Phillips George on 01162168178 to book your viewing.



### ENTRANCE PORCH

### KITCHEN/DINER

10' 1" x 12' 10" (3.07m x 3.91m)

The fitted kitchen/diner provides a range of wall and base units with roll-edge work surfaces, large single drainer sink, integrated dishwasher, integrated fridge/freezer, double oven with 6 piece gas hob with extractor fan over, tiled flooring throughout, radiator, double glazed windows to front and side as well as French doors leading out to the garden.



### LOUNGE

16' 2" x 10' 4" (4.93m x 3.15m)

The lounge is carpeted throughout with two radiators as well as double glazed windows to front and side.

### DOWNSTAIRS WC

The downstairs WC room provides WC, hand wash basin, tiled flooring and radiator.



### FIRST FLOOR LANDING

The landing is carpeted throughout and provides loft access, radiator and double glazed window.

## BEDROOM

12' 8" x 12' 1" (3.86m x 3.68m)

The bedroom is carpeted throughout with built in wardrobes, radiator, double glazed windows as well as access through to en-suite.

## ENSUITE

The ensuite provides WC, hand wash basin, towel radiator, shaver point as well as walk in shower cubicle along with double glazed window.

## BEDROOM TWO

10' 6" x 10' 2" (3.2m x 3.1m)

Bedroom Two is carpeted throughout with double glazed window, radiator and built in wardrobe.

## BEDROOM THREE

7' 4" x 6' 9" (2.24m x 2.06m)

Bedroom three is carpeted throughout with radiator and double glazed window.

## BATHROOM

The tiled bathroom comprises of a three piece suite including panelled bath, single drainer hand wash basin, WC, radiator and double glazed window.

## OUTSIDE

Outside of the property benefits from detached garage with electrics, driveway, rear garden with patio and lawn area with side gate access. The property is also situated across from a quiet and secluded park area of which leads through to the Locks.

## IMPORTANT - COVID SAFETY ON VIEWINGS

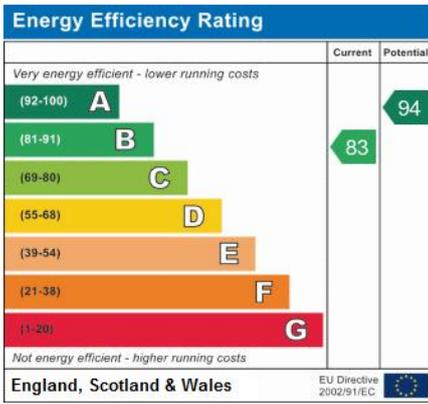
In order to ensure the safety of customers and staff on viewings at properties, we have put the following procedures in place.

Where viewings are carried out by members of staff, staff will arrive before the viewing time and open doors, windows etc.

Potential buyers may then view the property with the member of staff remaining either at a safe distance, or outside the property. A maximum of two potential buyers may enter the property at any one time. Please note, only those essential to the purchase of the property should attend. This will be the named buyers, NOT family members, friends or tradesmen.



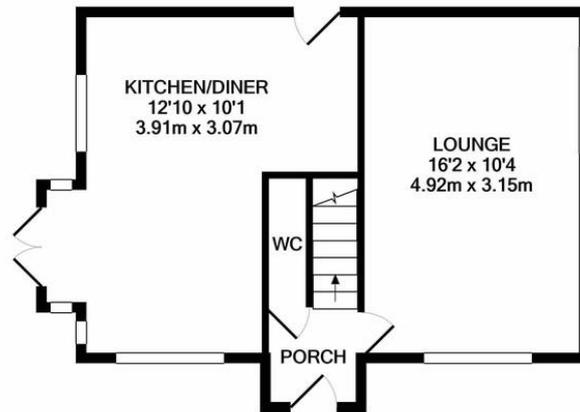
# EPC Rating



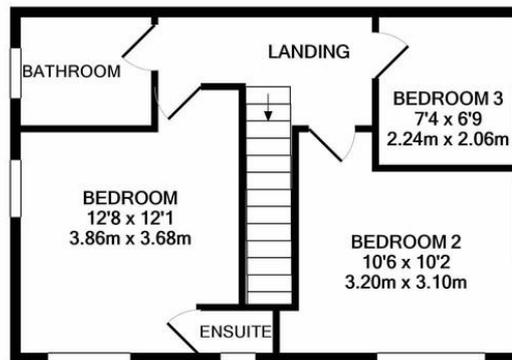
Address:  
Windlass Drive, LE18.



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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

46 Long Street, Wigston,  
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk  
 0116 216 8178

