



Bransdale Road  
Wigston, LE18 3XU

Offers In Excess Of  
£375,000



# Property Features

- Detached Bungalow
- Three Bedrooms
- Cul De Sac Position
- Large Private Corner Plot
- The Meadows, Wigston
- Master Ensuite Shower Room
- Car Standing Space And Double Detached Garage
- Neatly Presented
- Highly Desirable Location
- Internal Inspection Recommended

## Full Description

### SUMMARY

This well appointed and neatly presented three bedroom detached bungalow occupies a large private corner plot and is pleasantly situated on cul de sac within the highly desirable location of The Meadows, Wigston. The accommodation comprises briefly of main entrance hallway, lounge, fitted kitchen, three bedrooms, refurbished shower room, further refurbished W.C, Larger than average rear garden positioned on corner plot, substantial car standing space to front, detached garage. Internal inspection comes highly recommended.

### HALLWAY

Main entrance with porch and Upvc double glazed door to the front elevation, carpeted flooring, radiator, airing storage cupboard.

### LIVING ROOM

21' 0" x 17' 10" (6.4m x 5.44m)

Light and spacious reception room with Upvc double glazed patio doors to the rear elevation and side Upvc double glazed window to the rear elevation, carpeted flooring, radiator, electric feature fire with surround and hearth.

### KITCHEN

11' 5" x 10' 0" (3.48m x 3.05m)

Fitted kitchen with a range of stylish wall and base level units, roll edge work surfaces, oven and hob with extraction over, plumbing and space for washing machine, sink and drainer, Upvc double glazed window to the rear elevation, Upvc double glazed door to rear elevation.

### CONSERVATORY

14' 10" x 6' 0" (4.52m x 1.83m)

Conservatory and garden room of Upvc construction, power and lighting.





### MASTER BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m)

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

### MASTER ENSUITE

7' 5" x 5' 11" (2.26m x 1.8m)

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

### BEDROOM TWO

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

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

### BEDROOM THREE

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

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

### BATHROOM AND SEPARATE W.C

Comprising a bath and wash basin,, tiling in part, opaque Upvc double glazed window to the rear elevation. Separate W.C with low level flush W.C, wash basin, opaque Upvc double glazed window to the rear elevation.

### OUTSIDE

Set on a large than average private corner plot the property boasts surrounding landscaped gardens, multiple patio areas and lawns, a range of mature plants and trees, double side access leads to landscaped front garden with driveway providing substantial car standing space and access to double garage.

### DOUBLE GARAGE

Double garage with power and lighting and up and over doors.

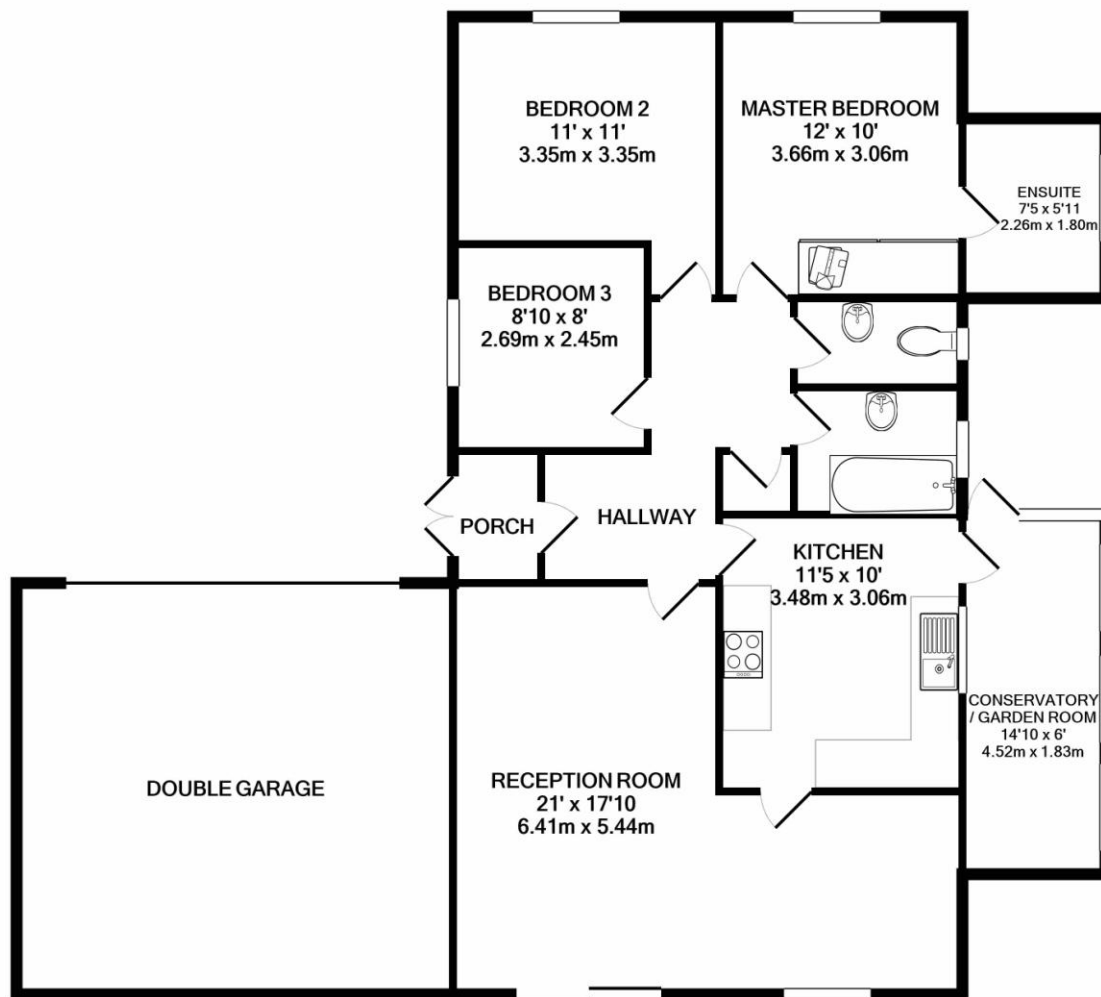


# EPC Rating

## EPC TO FOLLOW



## Floorplan



PHILLIPS GEORGE LTD  
TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 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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