

phillips george

sales & lettings



Newton Lane, Wigston
Leicester, LE18 3SE

£318,500

Property Features

- No Chain
- Development Opportunity
- Detached Family Home
- Modernisation Required
- Large Rear Garden
- Ample Off Road Parking
- Desirable Non Estate Position
- Three Bedrooms
- Two Reception Rooms
- Call To View



Full Description

SUMMARY

*** No Chain *** A three bedroom detached property with gas central heating and offers the potential for development options, subject to the necessary consents. Currently the property comprises entrance hall, lounge, dining room, kitchen, three bedrooms, ample off road parking and large rear garden. The property requires modernisation and could possibly be extended. There is also shared access to the rear of the property which could also offer development opportunity. This is a real must see so call Phillips George today!

ENTRANCE HALL

With stairs off to the first floor, pantry with cold stone and original window to the side elevation, meters cupboard, picture rail, original hardwood parquet floor, thermostat and stairs off to the first floor.

DINING ROOM

12' plus bay x 10' 11" (3.66m x 3.33m)

Having bay window to the front elevation and radiator.

LOUNGE

11' 9" x 10' 10" max (3.58m x 3.3m)

With gas fire and fireplace, door to the rear garden with windows either side and two radiators.

KITCHEN

7' 11" x 5' 5" (2.41m x 1.65m)

Comprising one base and one wall mounted unit, sink unit with drainer, tiled splash backs, plumbing for washing machine, gas cooker point, radiator, original quarry tiled floor, window to the side elevation and door to the rear garden.



LANDING

With picture rail, window to the side elevation and access to the loft. The loft is accessed via a drop down ladder is part boarded and insulated.

BEDROOM

11' 11" plus bay x 10' 11" (3.63m x 3.33m)

Having bay window to the front elevation, Art Deco fireplace and radiator.

BEDROOM

11' 11" x 10' 10" max (3.63m x 3.3m)

With Art Deco fireplace with tiled hearth, picture rail, window to the rear elevation and radiator.

BEDROOM

7' 3" x 5' 5" (2.21m x 1.65m)

Having window to the front elevation and radiator.

BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m)

Comprising enamel bath with shower over, pedestal wash hand basin, low flush w.c., airing cupboard, tiled splash backs, radiator and window to the rear elevation.

OUTSIDE

The front of the property is paved to provide ample off road parking. There is a lawned area with hedging, side access to both sides of the property leading to the rear garden and a fenced and walled surround. The rear garden is longer than average and mainly laid to lawn. There are patio areas, three sheds, outhouse, outside w.c., fenced surround, mature shrubs, trees, plants and fruit trees. There is double gated access to the rear which leads to a shared vehicular access and access on to the Meadows Estate at the rear. This rear access could lend itself to potential development opportunity for a garage or workshop.

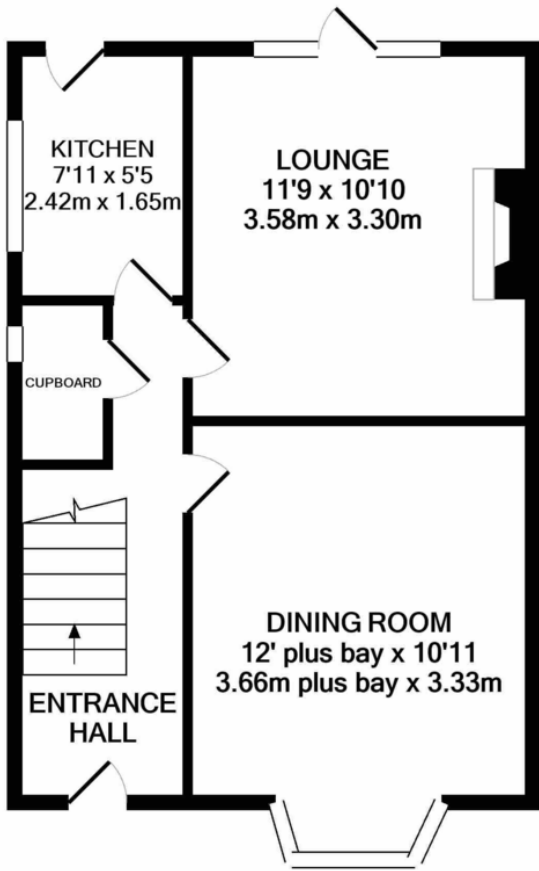


EPC Rating

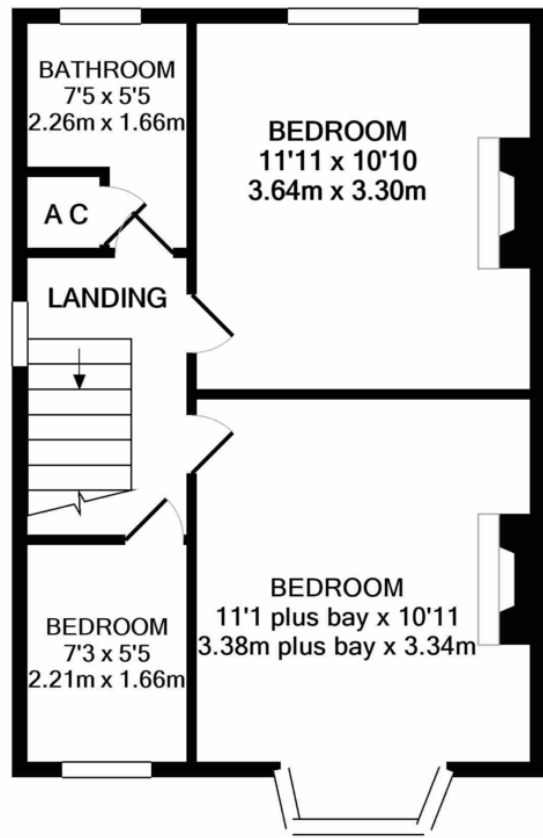
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE
TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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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