



**FOR SALE**

**£325,000**

3 Bed Detached Bungalow in Eastway Road, Wigston, LE18 1NH





## PROPERTY FEATURES

- No Chain
- Extensive Plot
- Three/Four Bedrooms
- Development Opportunity
- Double Garage
- Two Reception Rooms
- In And Out Driveway
- Corner Plot
- Detached Bungalow
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Properties like this very rarely come to the market. Not only does the property itself offer potential but the plot it sits on also offers a wealth of opportunities. Attending a viewing of the property is essential to appreciate the plot size and potential that the property offers. The accommodation comprises entrance hall, office/bedroom four, lounge, dining room, kitchen, three bedrooms, inner hall, bathroom, detached double garage, in and out drive and extensive wrap around gardens.

### ENTRANCE HALL

With radiator and coving to the ceiling.

### OFFICE/BEDROOM FOUR

7' 11" x 6' 2" (2.41m x 1.88m) Having wall mounted boiler and window to the side elevation.

### LOUNGE

15' 8" x 14' 5" (4.78m x 4.39m) Having gas fire with fireplace, patio doors to the rear garden, telephone point, coving to the ceiling, bay window to the front elevation and radiator.

### DINING ROOM

10' 4" x 9' 4" (3.15m x 2.84m) With coving to the ceiling and window to the side elevation.

### KITCHEN

11' 1" x 10' 6" (3.38m x 3.2m) Comprising base and wall mounted units with work surfaces, electric cooker point, extractor hood, sink unit with drainer, tiled splash backs, tiled floor, window to the side elevation and door to the rear garden.





## **INNER HALL**

With storage cupboard and access to the loft.

## **BEDROOM**

12' x 11' 6" (3.66m x 3.51m) Having built in wardrobes, windows to the side and rear elevations, coving to the ceiling and radiator.

## **BEDROOM**

11' 6" x 9' 9" (3.51m x 2.97m) With coving to the ceiling, window to the rear elevation and radiator.

## **BEDROOM**

7' 9" x 6' 3" (2.36m x 1.91m) Having built in shelving, window to the side elevation and radiator.

## **BATHROOM**

6' 3" x 5' 7" (1.91m x 1.7m) Being fully tiled and comprising enamel bath with shower over, pedestal wash hand basin, low flush w.c., radiator and window to the side elevation.

## **DOUBLE GARAGE**

19' 3" x 18' 5" (5.87m x 5.61m) With electric door, courtesy door to the rear garden, two single glazed windows to the rear elevation, light and power.

## **OUTSIDE**

The front of the property is lawned with flower borders, outside tap and a hedged surround. There is an in and out driveway which provides ample off road parking. The rear garden is extensive and mainly laid to lawn. The property is surround by mature shrubs and trees. There is a patio area at both sides of the property and gated side access to both sides.

## **SUMMARY SALES DETAILS**

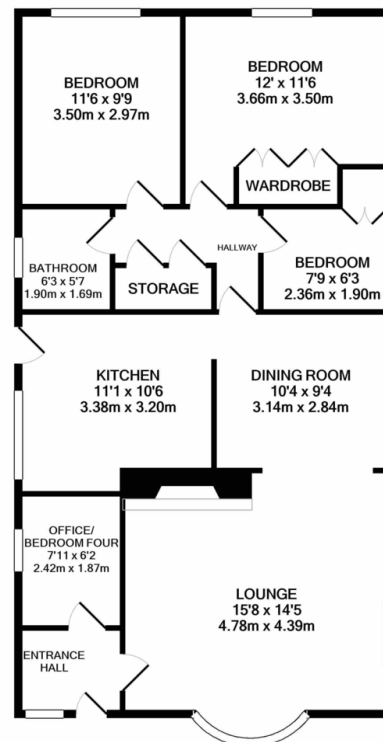
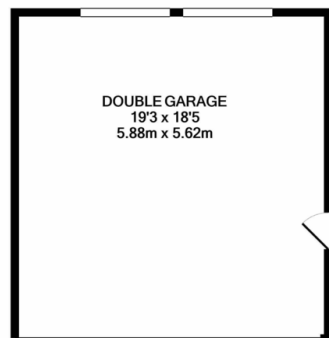
- Price : £325,000
- Tenure : Freehold
- Length of lease : Not applicable
- Annual ground rent amount : Not applicable
- Ground rent review period : Not applicable
- Annual service charge amount : Not applicable
- Service charge review period : Not applicable
- Council tax band : D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	51	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR PLAN BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 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 potential buyer.

**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.

