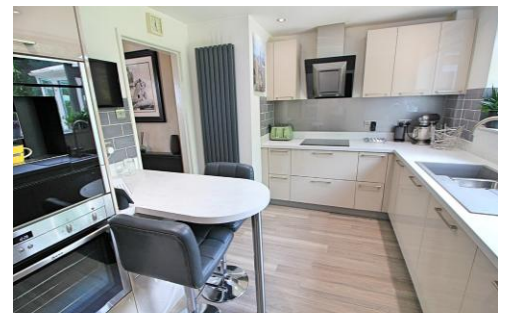


phillips george

sales & lettings



Cheddar Road,
Wigston, LE18 3PH

Offers In Excess Of £350,000

Property Features

- Extended Property
- Semi Detached
- Four Bedrooms
- Highly Desirable Location
- Refitted Kitchen
- Refurbished Bathroom Suite
- Immaculate Presentation Throughout
- Private Rear Garden
- Garage
- Internal Inspection Comes Recommended

Full Description

This exquisite extended four bedroom semi detached home is presented to an immaculate standard throughout and pleasantly situated within the highly desirable location Off Oadby Road, Wigston. The accommodation comprises entrance porch, main entrance hall, spacious living room, conservatory, stylish refitted kitchen, landing to four bedrooms, refurbished bathroom suite, landscaped private rear gardens, ample car standing space to front, garage. Internal inspection comes highly recommended to appreciate the standard of accommodation on offer.

PORCH

Entrance via extended porch with double glaze windows and door to the front elevation.

ENTRANCE HALL

Main entrance hallway with wood flooring, radiator and stairs to first floor.

LOUNGE/DINER

20' 0" x 13' 0" (6.1m x 3.96m)

Light and spacious lounge diner with double glazed UPVC window to the front elevation and French doors double glazed leading to conservatory wrought iron fireplace with features around and wooden flooring.

CONSERVATORY

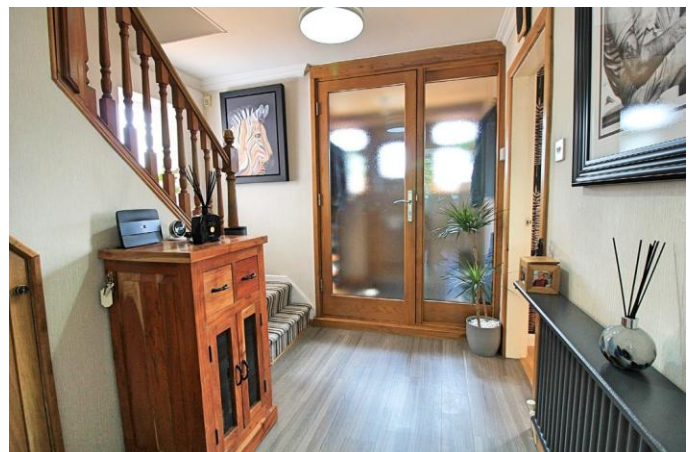
10' 0" x 9' 8" (3.05m x 2.95m)

Of brick and Upvc construction with tiled flooring, double French doors to the side elevation.

KITCHEN

12' 0" x 9' 0" (3.66m x 2.74m)

A stylish remodelled kitchen with a range of wall and base level units, row edge work surfaces, sink and drainer, integral appliances including washing machine dishwasher



fridge and freezer, tiled flooring and tiling in part UPVC double glazed window to the rear elevation.

LANDING

Landing with access from main entrance hallway.

MASTER BEDROOM

17' 10" x 10' 10" (5.44m x 3.3m)

Bedroom with UPVC double glazed window to the front elevation carpeted flooring radiator and wardrobes.

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom with UPVC double glazed window to the front elevation carpeted flooring radiator and fitted wardrobes.

BEDROOM THREE

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom with UPVC double glazed window to the rear elevation carpeted flooring radiator and fitted wardrobes.

BEDROOM FOUR

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

Maximum measurements into recess with UPVC double glazed window to the front elevation carpeted flooring radiator.

BATHROOM

A refurbished three-piece bathroom suite with bath with shower over, WC low-level flush, wash hand basin, tiled flooring and tiled in part opaque UPVC window to the rear elevation.

REAR GARDEN

An impressive private and landscaped rear garden with a range of mature plants, shrubs and trees, patio area with separate sitting area, lawn, pathways, fenced and hedged borders.

FRONT GARDEN

Front garden is landscaped providing ample off-road parking and access to garage.

GARAGE

Tandem garage with up and over door power and lighting, UPVC double glazed door to the side elevation leading to garden, base units, roll edge work surfaces, plumbing and space for washing machine.



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

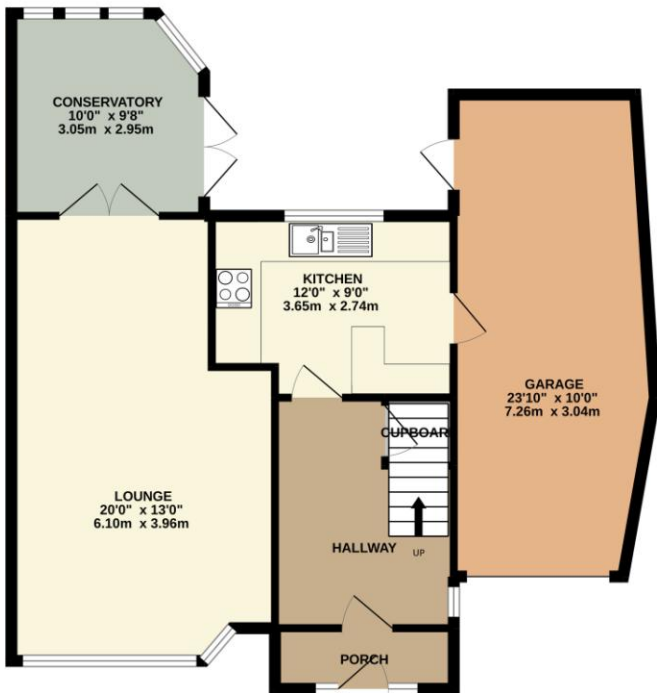
Address:
Cheddarditch, Leicestershire

Reference:
PG1



Floorplan

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

phillips george | sales & lettings

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

