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sales & lettings



Station Road, Wigston

Leicester, LE18 2DJ

£325,000

Property Features

- Victorian Villa
- Five Bedrooms
- Refurbished Throughout
- Off Road Parking
- Spacious
- An Absolute Must See
- Two Reception Rooms
- 44' Kitchen Diner
- Rear Garden
- Call To View

Full Description

SUMMARY DESCRIPTION

Restored and renovated by the current owners is this Victorian Villa which offers flexible family living. The accommodation comprises entrance hall, lounge, family room, kitchen diner, downstairs w.c., five bedrooms, bathroom, off road parking and garden to the rear. This property is a real must see as the property offers far more than what you can see from the kerb. Call Phillips George to book your viewing today!

ENTRANCE HALL

With laminate floor, stairs off to the first floor, window to the side elevation, picture rail, coving to the ceiling and radiator.

LOUNGE

12' 11" excluding bay x 12' 2" max (3.94m x 3.71m)
Having window to the front elevation, original fireplace, picture rail, coving to the ceiling, laminate floor and radiator.

FAMILY ROOM/SITTING ROOM

16' 1" max x 12' 5" (4.9m x 3.78m)
With picture rail, coving to the ceiling, laminate floor, window to the rear elevation and radiator.

WC

Comprising low flush w.c., wall mounted boiler, plumbing for washing machine, laminate floor and window to the side elevation.

KITCHEN/DINER

44' 1" max x 8' 10" (13.44m x 2.69m)
Comprising base mounted units with complementary work surfaces, integrated appliances to include - dishwasher, two microwave ovens, two single ovens, electric hob and fridge and freezer, tiled splash backs, sink unit with drainer, French doors to the rear garden, two windows to the side elevation



and radiator.

LANDING/LAUNDRY

With office area, picture rail, stairs off to the second floor, plumbing for washing machine and radiator.

BEDROOM FIVE

10' max x 7' 2" (3.05m x 2.18m)

With coving to the ceiling, picture rail, window to the front elevation and radiator.

BEDROOM THREE

13' x 8' 8" (3.96m x 2.64m)

Having picture rail, window to the front elevation and radiator.

BEDROOM TWO

12' 8" max x 12' 6" (3.86m x 3.81m)

With picture rail, window to the rear elevation and radiator.

BEDROOM FOUR

8' 10" x 7' 4" (2.69m x 2.24m)

Having picture rail, window to the rear elevation and radiator.

BATHROOM

8' 3" x 5' 10" (2.51m x 1.78m)

Being fully tiled and comprising panelled bath with shower over, pedestal wash hand basin, low flush w.c. and two windows to the side elevation.

MASTER BEDROOM

15' 9" x 9' 4" head height measurements (4.8m x 2.84m)

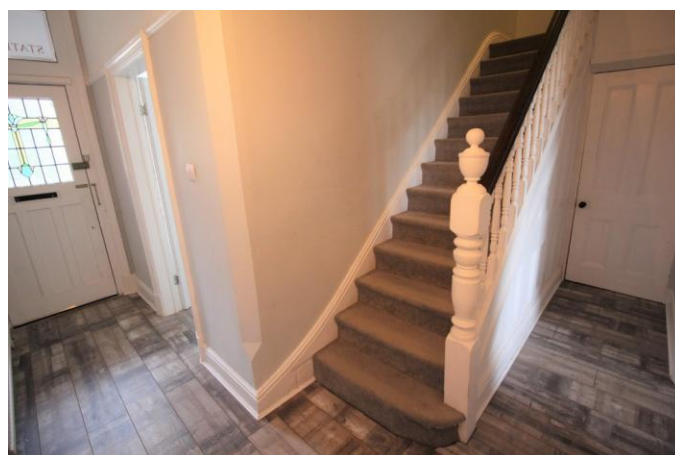
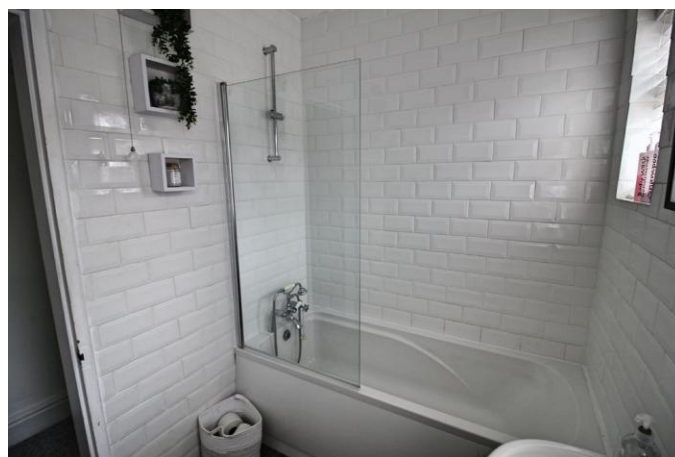
Having storage in the eaves, Velux window to the rear elevation, laminate floor and spotlights.

OUTSIDE

The front of the property is block paved to provide off road parking for two cars. The rear garden is lawned with raised pebbled area, mature shrubs, external electric points, shed, gated side access and a fenced surround.

SUMMARY SALES DETAILS

- Price : £325,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : C



EPC Rating

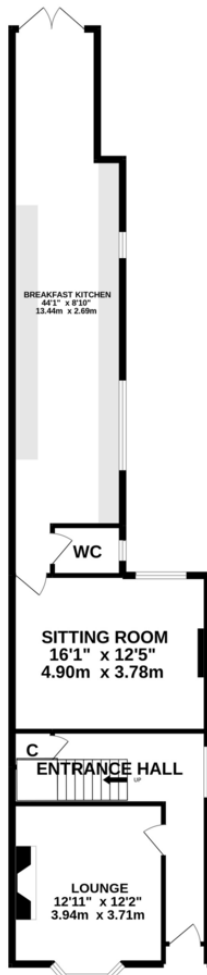
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	66
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Floorplan

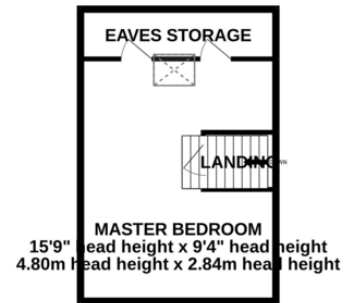
GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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.

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