

phillips george

sales & lettings



Welford Road
Wigston, LE18 3SN

£280,000

Property Features

- Modern Detached
- Three Bedrooms
- Stylish Kitchen / Diner
- No Chain
- Ground Floor W.C
- Corner Plot
- Detached Rear Garage
- Refurbished Shower Room
- Off Road Parking To Rear
- Internal Inspection Recommended

Full Description

This three bedroom modern detached dwelling is one of only two unique builds and is pleasantly situated on corner plot within a highly popular location. Having undergone extensive refurbishment by the current owner the property comprises entrance hall, living room, stylish kitchen and diner, ground floor W.C, landing to three bedrooms and refurbished shower room , landscaped gardens, detached rear garage and off road parking. Internal inspection comes highly recommended to appreciate the standard of accommodation on offer.

ENTRANCE HALL

Main entrance hall, radiator, leading to.

LIVING ROOM

18' 5" x 12' 10" (5.61m x 3.91m)

Bright reception room with Upvc double glazed window to the front elevation, radiator, laminate wooden flooring, ceiling light, living flame feature fire with surround.

KITCHEN/DINER

Light and spacious stylish kitchen / diner with a range of wall and base level units, roll edge work surfaces, a range of integral appliances, sink and drainer, complimentary tiling throughout, Upvc double glazed window to the rear elevation. Dining area with Upvc double glazed door to the rear elevation, radiator.

GROUND FLOOR W.C

Comprising a low level flush W.C and pedestal wash basin, tiling in part.

LANDING

Access from living room, leading to.



MASTER BEDROOM

12' 3" x 11' 6" (3.73m x 3.51m)

Upvc double glazed window to the rear elevation, carpeted flooring, ceiling light, radiator.



BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m)

Upvc double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

BEDROOM THREE

7' 11" x 6' 11" (2.41m x 2.11m)

Upvc double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

SHOWER ROOM

Refitted shower room comprising double shower cubicle, feature wash basin, low level W.C, opaque Upvc double glazed window to the front elevation, towel radiator, complimentary tiling throughout.



REAR GARDEN

Landscaped rear garden with patio area, stairs rising to lawn, raised flower beds, fenced borders, gated side access, summer house, access to garage.

FRONT GARDEN

Landscaped front garden, wrought iron gated access.

GARAGE

Detached rear garage with electric up and over door, power and lighting.

OFF ROAD PARKING

Off road parking driveway located to the rear with access to garage.

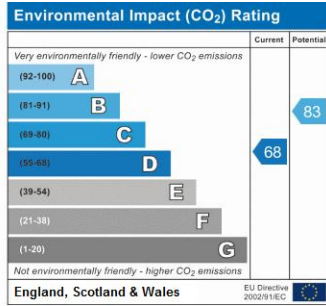
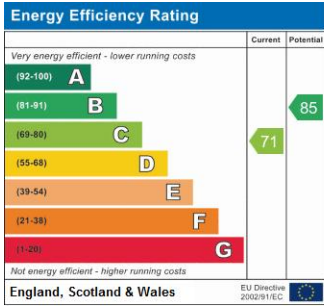


SUMMARY SALES DETAILS

- Price : Offers Over £290,000
- 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

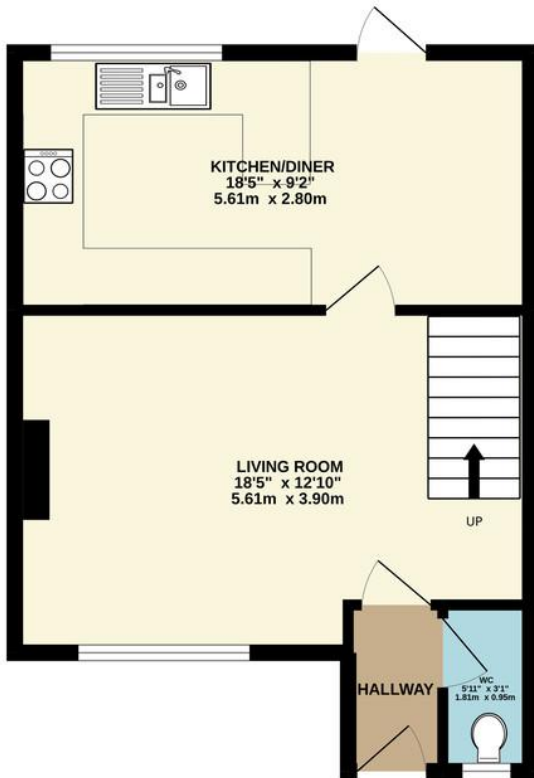


Address:
Welford Road, Wigston
Reference:
PG1

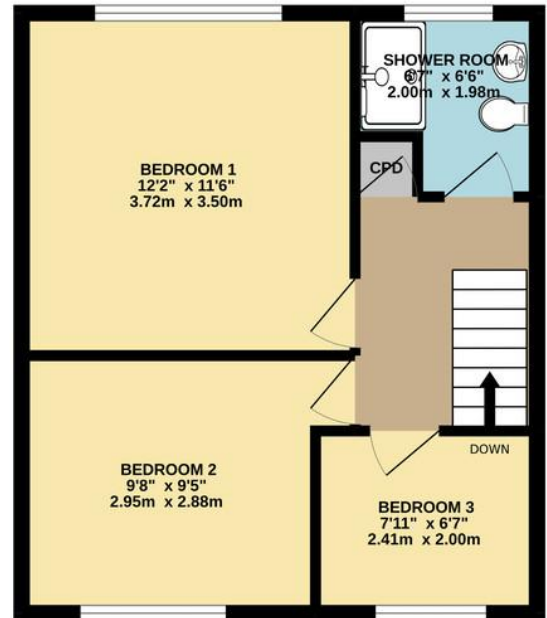


Floorplan

GROUND FLOOR



1ST FLOOR



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

