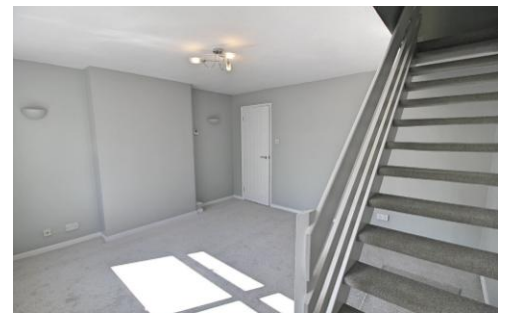


phillips george

sales & lettings



Denton Walk,
Wigston, LE18 3XJ

£220,000

Property Features

- Two Bedroom Modern Town House
- Newly Fitted Kitchen Incorporating 'A' Rated 'Stoves' Built In Oven And Induction Hob
- Highly Desirable Location
- Meadows Estate, Wigston
- Newly Fitted Bathroom Suite
- New Internal Doors And Lighting Throughout And New 'A' Rated Worcester Bosch Combi Boiler
- Garage
- Immaculate Presentation Throughout

Full Description

Offered with No Upward Chain this immaculate two bedroom modern town house with garage is nestled on a quiet walk and located within the sought after Meadows Estate of Wigston. The accommodation comprises of entrance hallway, lounge, newly fitted kitchen, landing to two bedrooms, refurbished bathroom, front and rear landscaped gardens, detached rear garage in separate block. Internal inspection comes highly recommended to appreciate the standard of accommodation on offer.

ENTRANCE HALL

With new carpeting, UPVC double glazed door to the side elevation and meter cupboard.

LOUNGE

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

A light spacious reception room with new carpeting, feature wall lights, UPVC double glazed window to the front elevation and stairs rising to landing.

KITCHEN/DINER

9' 0" x 13' 0" (2.74m x 3.96m)

A new fitted kitchen comprising a range of stylish wall and base level units with roll edge work surfaces, 'A' rated 'Stoves' oven and induction hob with extraction over and sink drainer with mixer tap over. Plumbing and space exists for a washing machine and there is a radiator with UPVC double glazed door and window to the rear elevation.

LANDING

Accessed from lounge with new carpeted flooring, loft hatch and airing cupboard housing a new Worcester Bosch combi central heating boiler.



BEDROOM ONE

11' 0" x 9' 10" (3.35m x 3m)

Featuring a new built-in fitted wardrobe with mirrored sliding doors and new carpeting with radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO

9' 0" x 6' 0" (2.74m x 1.83m)

Featuring a new built-in fitted wardrobe with mirrored sliding doors and new carpeting with radiator and UPVC double glazed window to the rear elevation.

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

With new bathroom suite comprising bath with glass screen and shower over, low-level flush WC, wash basin and tiling in part. There is recessed lighting and touch light mirror with radiator and opaque UPVC double glazed window to the rear elevation.

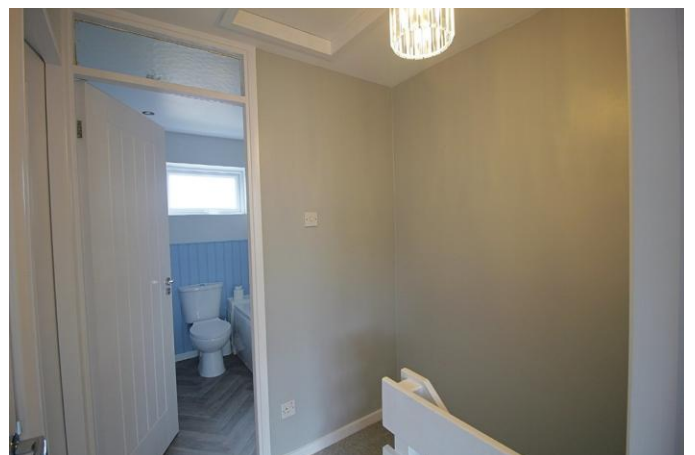
OUTSIDE

To the rear, a landscaped garden with fenced and hedged borders and pathway and lawn leading to patio areas. Rear access leading to block with garage. Front garden with lawn and pathway to front door, situated on a pleasant quiet walk.



SUMMARY SALES DETAILS

- Price : £220,000
- Tenure : Freehold
- Length of lease : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : B



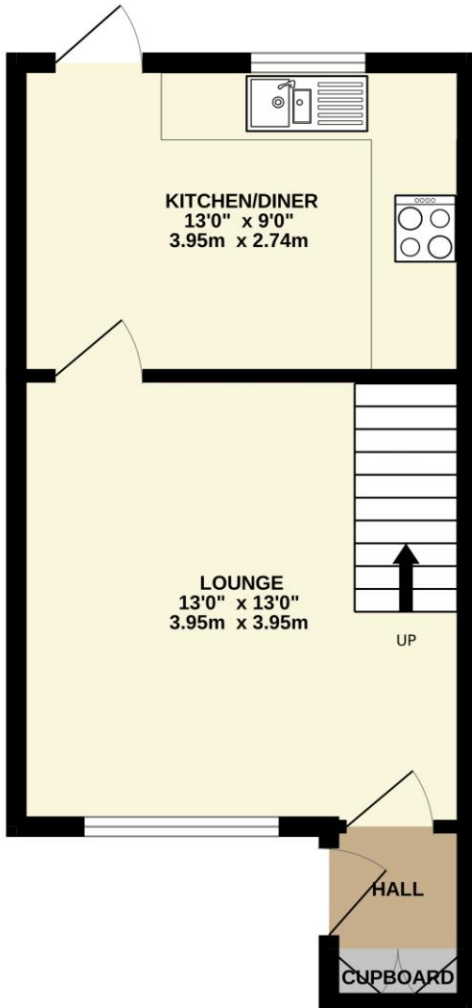
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		71	
(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	

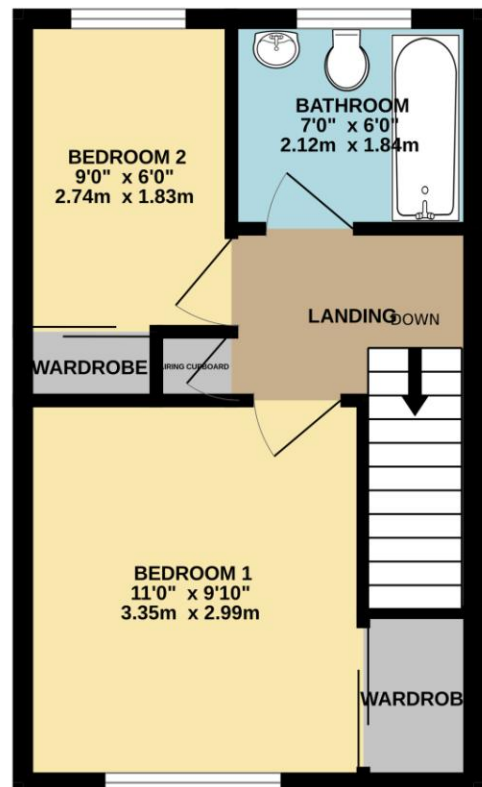


Floorplan

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 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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