



Foston Gate,  
Wigston, LE18 3SD

£490,000



# Property Features

- Detached Premium Dwelling
- Four Bedrooms
- Master Ensuite
- Conservatory
- Corner Plot
- Larger Than Average
- Prime Plot Position
- Double Detached Garage
- Immaculate Presentation
- Internal Inspection Recommended

## Full Description

This immaculate four bedroom premium detached family home is situated on arguably the most prime plot within the Harcourt Estate of Wigston. The accommodation comprises of main entrance hall, lounge, dining room, a new fitted kitchen, ground floor WC, conservatory, landing to 4 bedrooms, master with ensuite shower room, family bathroom, front and rear landscaped gardens, ample car standing space and double detached garage, all situated on a prime corner plot. Internal inspection comes highly recommended.

### MAIN ENTRANCE HALL

Entrance hall with carpeted flooring composite door and windows to the front elevation, radiator.

### LOUNGE

20' 0" x 12' 0" (6.1m x 3.66m)

A light and spacious reception with UPVC double glazed window to the front elevation, carpeted flooring, radiator, living flame gas fire with feature surround.

### DINING ROOM

12' 1" x 9' 0" (3.68m x 2.74m)

UPVC double glazed window to the front elevation, radiator and tiled flooring.

### KITCHEN

17' 0" x 8' 0" (5.18m x 2.44m)

A recently newly fitted kitchen with a stylish range of wall and base level units, work surfaces, integral oven and hob with extraction over, integral dishwasher, integral fridge and freezer, tiling in part UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear leading to garden.

### CONSERVATORY



11' 0" x 10' 0" (3.35m x 3.05m)

With tiled flooring, UPVC double glazing French doors leading to garden, permanent, hard roof with recessed spotlighting.

#### GROUND FLOOR WC

Comprising a low-level flush WC and wash basin with tiling in part opaque, UPVC double glaze window to the side elevation.

#### LANDING

Accessed by main entrance hall.

#### MASTER BEDROOM

13' 0" x 12' 11" (3.96m x 3.94m)

UPVC double glazed window to the front elevation.

Carpeted flooring a range of fitted wardrobes integral wardrobe with sliding mirrored doors and radiator.

#### MASTER ENSUITE

Ensuite shower room comprising a shower cubicle, low-level flush WC wash basin tiling in part, opaque UPVC double glazed window to the front.

#### BEDROOM TWO

12' 1" x 9' 0" (3.68m x 2.74m)

UPVC double glazed window to the front elevation, carpeted flooring, radiator, fitted wardrobes storage space over stairs.

#### BEDROOM THREE

11' 0" x 9' 3" (3.35m x 2.82m)

UPVC double glazed window to the rear elevation, carpeted flooring and radiator.

#### BEDROOM FOUR

9' 0" x 8' 0" (2.74m x 2.44m)

UPVC double glazed window to the rear elevation, carpeted flooring and radiator.

#### BATHROOM

7' 0" x 5' 0" (2.13m x 1.52m)

Family bathroom comprising a three piece suite, bath with glass screen and shower over, low level flush WC, wash basin, tiling in part, opaque UPVC double glazed window to the rear elevation.

#### OUTSIDE

A sizable landscaped rear garden with patio area, lawn, a range of mature shrubs, plants and trees, wall borders, gated side access leads to front garden landscaped providing ample car standing space and access to double garage.





# EPC Rating

EPC TO FOLLOW....

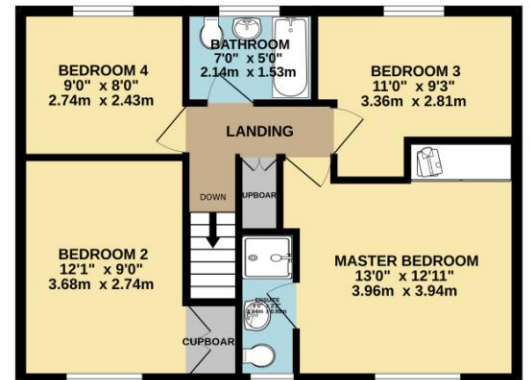


## Floorplan

GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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