



Carlton Drive, Wigston
Leicester, LE18 1DF

£425,000

Property Features

- Detached
- Family Home
- Five Bedrooms
- Two Bathrooms
- Utility Room
- Garage
- Pleasant Rear Garden
- Ample Parking
- Flexible Living Space
- Call To View



Full Description

SUMMARY

Well presented and well laid out detached house ideal for a larger family. The top floor has the potential to either stay as is and could be used as a 'teenager suite' with bedroom and home working space or could be knocked out and made in to a lovely master suite with en-suite and dressing area. The current layout of accommodation comprises porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room, downstairs w.c., five bedrooms, en-suite, family bathroom, separate w.c., pleasant rear garden with outside dining space, ample off road parking and garage with front and back access.

PORCH

With tiled floor.

ENTRANCE HALL

With stairs off to the first floor, under stairs cupboard, laminate floor, telephone point and security alarm panel.

LOUNGE

13' max x 11' 9" max (3.96m x 3.58m)

With bay window to the front elevation, window to the side elevation, electric fire and feature radiator.

DINING ROOM

16' 3" x 10' 8" (4.95m x 3.25m)

With coving to the ceiling, thermostat, radiator and patio doors to the conservatory.

CONSERVATORY

10' 7" x 9' 9" (3.23m x 2.97m)

With French doors to the rear garden and two windows to the rear elevation.

KITCHEN

10' 8" x 10' (3.25m x 3.05m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, gas hob, double oven, plumbing for dishwasher and window to the rear elevation.



UTILITY ROOM

7' 4" x 4' 4" (2.24m x 1.32m)

Comprising w all unit, sink unit w ith drainer, plumbing for washing machine, cupboard housing the boiler and coving to the ceiling.

WC

4' 4" x 2' 10" (1.32m x 0.86m)

Comprising low flush w.c. and extractor fan.

LANDING

With stairs off to the second floor and window to the side elevation.

BEDROOM

11' 8" x 8' 10" (3.56m x 2.69m)

With built in w ardrobes, airing cupboard, window to the rear elevation and radiator.

BEDROOM

13' x 8' 6" (3.96m x 2.59m)

With over stairs storage cupboard, built in w ardrobes, radiator and windows to the front and side elevation.

BEDROOM

9' 7" max x 7' 8" max (2.92m x 2.34m)

With over stairs storage cupboard, laminate floor, w indow to the side elevation and radiator.

BATHROOM

7' 5" x 4' 9" (2.26m x 1.45m)

Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, airing cupboard, heated towel rail and w indow to the rear elevation.

TEENAGE SUITE

LANDING

With over stairs storage cupboard.

BEDROOM/STUDY

8' 6" x 7' 8" (2.59m x 2.34m)

With storage cupboard, radiator and window to the rear elevation.

BEDROOM

14' max x 11' 2" max (4.27m x 3.4m)

With built in w ardrobes, storage in the eaves, window to the rear elevation and radiator.

ENSUITE

6' 6" x 4' 5" (1.98m x 1.35m)

Comprising panelled bath w ith shower over, vanity wash hand basin, low flush w.c., tiled splash backs, radiator and w indow to the side elevation.

OUTSIDE

The front of the property is block paved to provide ample off road parking. The rear garden is mature and well maintained. The garden is laid to lawn with mature flower borders, outside seating/dining area, garden shed, patio area, outside tap and fenced surround.

GARAGE

With electric roller door to the front and double doors to the rear garden, light and power.



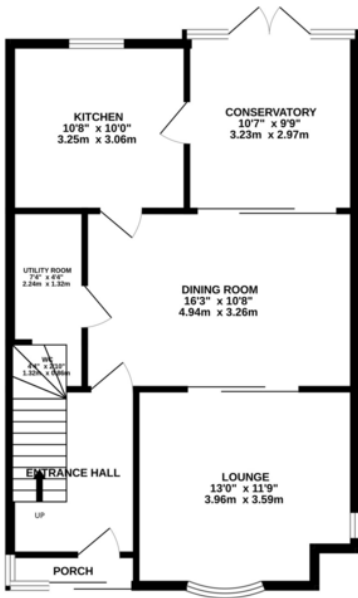
EPC Rating

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

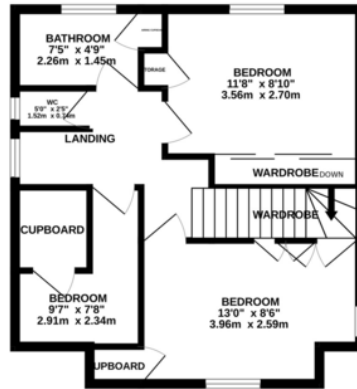


Floorplan

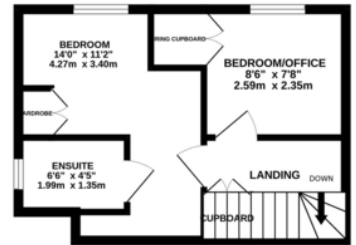
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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