



Primrose Wray Road, Wigston  
Leicester, LE18 3AN

£435,000



# Property Features

- Built 2022
- Detached
- Family Home
- Four Bedrooms
- En-Suite To Master
- Two Parking Spaces
- Detached Garage
- Immaculate Condition
- Two Reception Rooms
- Call To View

## Full Description

### SUMMARY

This detached family home built in 2022 is still in show home condition. The accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, downstairs w.c., four bedrooms, en-suite to master, family bathroom, detached garage, off road parking for two cars and rear garden. For more information or to view call Phillips George today!

### ENTRANCE HALL

With thermostat, stairs off to the first floor, storage cupboard and radiator.

### LOUNGE

21' 4" x 11' 3" (6.5m x 3.43m)

With bay window to the front elevation, French doors to the rear garden and radiator.

### DINING ROOM

14' 1" max x 9' 1" max (4.29m x 2.77m)

With window to the front elevation and radiator.

### KITCHEN/BREAKFAST ROOM

16' 8" max x 11' 8" max (5.08m x 3.56m)

Comprising base and wall mounted units with complementary work surfaces, island, wine rack, sink unit with drainer, 5 ring gas hob, electric cooker, grill/microwave, extractor hood, built in fridge and freezer, built in dishwasher, built in washing machine, cupboard housing the boiler, spotlights and French doors to the rear garden.

### WC

5' 7" max x 5' 4" max (1.7m x 1.63m)

Comprising low flush w.c., wash hand basin, tiled splash backs, spotlights, window to the front elevation and radiator.



## MASTER BEDROOM

13' 7" max x 11' 2" max (4.14m x 3.4m)

With built in wardrobes, thermostat, window to the front elevation and radiator.



## ENSUITE

7' 5" x 4' 7" (2.26m x 1.4m)

Comprising shower cubicle, wash hand basin, low flush w.c., shaver point, heated towel rail, extractor fan, tiled splash backs, spotlights and window to the side elevation.



## BEDROOM

12' 1" x 11' (3.68m x 3.35m)

With built in wardrobes, two windows to the front elevation and radiator.

## BEDROOM

12' 1" x 11' 6" (3.68m x 3.51m)

With built in wardrobes, window to the front elevation and radiator.

## BEDROOM

8' 11" x 8' 2" (2.72m x 2.49m)

With window to the rear elevation and radiator.

## BATHROOM

8' 5" max x 7' 5" max (2.57m x 2.26m)

Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, heated towel rail, extractor fan, spotlights and window to the rear elevation.



## GARAGE

There is a detached garage with an up and over door, light and power.

## OUTSIDE

The front of the property has a driveway which provides off road parking for two cars. There is also a car charging point for electric vehicles. The rear garden is laid to lawn with patio area, gated side access and a fenced surround.

## SUMMARY SALES DETAILS

- Price : £450,000
- 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 : E



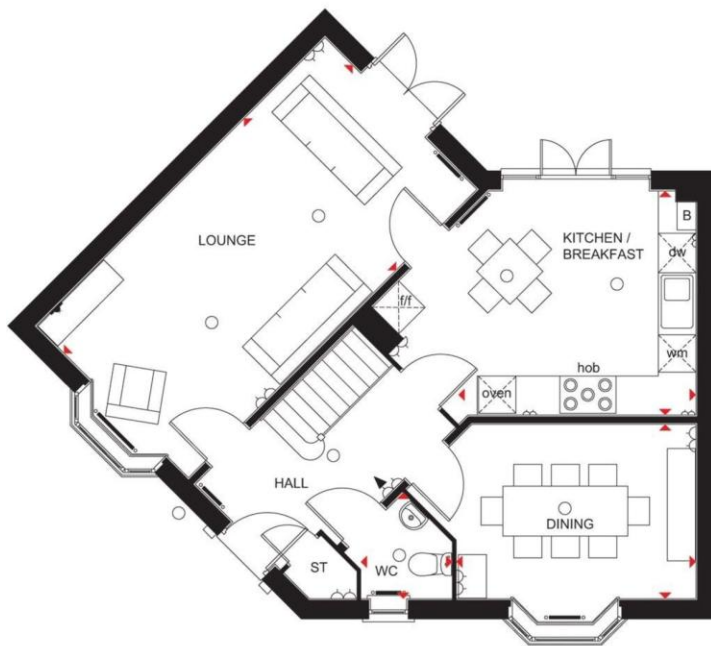


# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Floorplan



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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.

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