



Ruskington Drive, Wigston  
Leicester, LE18 1LY

£425,000

# Property Features

- Detached
- Family Home
- Great Location
- Open Views To The Rear
- Fantastic Garden
- Four Bedrooms
- Open Plan Living
- Garage
- Downstairs W.C.
- Call To View



## Full Description

### SUMMARY

A practically perfect detached family home. It offers a combination of excellent open plan living, modern kitchen and bathroom, beautiful rear garden and a location that is highly desirable. What more could you want from a family home. The accommodation comprises entrance hall, downstairs w.c., open plan lounge diner, kitchen, detached garage with utility space, four bedrooms, bathroom with four piece suite, ample off road parking and landscaped garden to the rear backing on to the golf course section of Knighton Park.

### ENTRANCE HALL

12' 2" x 11' 8" (3.71m x 3.56m)

With stairs off to the first floor, Parquet flooring, dado rail, telephone point, security alarm, radiator and window to the front elevation.

### WC

Comprising wash hand basin, low flush w.c., tiled splash backs, coving to the ceiling, radiator and window to the side elevation.

### LOUNGE

12' 11" x 10' 8" (3.94m x 3.25m)

With windows to the side and rear elevations, wood panelling and radiator.

### DINING ROOM

22' x 10' 10" (6.71m x 3.3m)

With patio doors to the rear garden, wood floor, radiator and gas fire.

### KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, range cooker and extractor hood, built in dishwasher, built in fridge, tiled splash backs, storage cupboard, tiled floor, window to the front elevation and radiator.



## GARAGE/UTILITY

19' 7" x 15' max (5.97m x 4.57m)

Accessed via the covered side entry which runs the length of the property and has access to the front and rear of the property and also in to the garage/utility area.

With base and wall mounted units with work surfaces, sink unit with drainer, plumbing for washing machine, two windows to the rear elevations, light, power and up and over door.

## LANDING

With spotlights, dado rail and access to the loft. The loft has a drop down ladder and is part boarded.

## MASTER BEDROOM

13' 10" x 9' (4.22m x 2.74m)

With open views to the rear and having a radiator and window to the rear elevation.

## BEDROOM

9' 11" x 9' plus wardrobes (3.02m x 2.74m)

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

## BEDROOM

10' x 9' 10" (3.05m x 3m)

With coving to the ceiling, window to the front elevation and radiator.

## BEDROOM

11' plus wardrobes x 8' 6" (3.35m x 2.59m)

With built in wardrobes and desk, laminate floor, coving to the ceiling, dado rail, radiator and window to the side elevation.

## BATHROOM

8' 8" max x 8' 1" max (2.64m x 2.46m)

Being fully tiled and comprising shower cubicle, panelled bath, vanity wash hand basin, low flush w.c., shaver point, window to the side elevation and radiator.

## OUTSIDE

The front of the property is paved and pebbled to provide ample off road parking. The rear garden is simply stunning having been manicured over many years. The garden itself is mainly laid to lawn with patio area, various flower border with mature trees, plants and shrubs, decked area, outside tap, external power supply, shed, greenhouse and a hedged and fenced surround. There is also a lovely summerhouse which has a power supply.



# EPC Rating

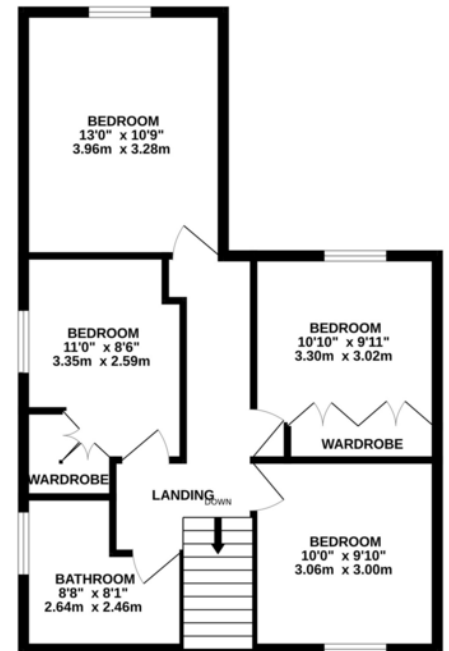
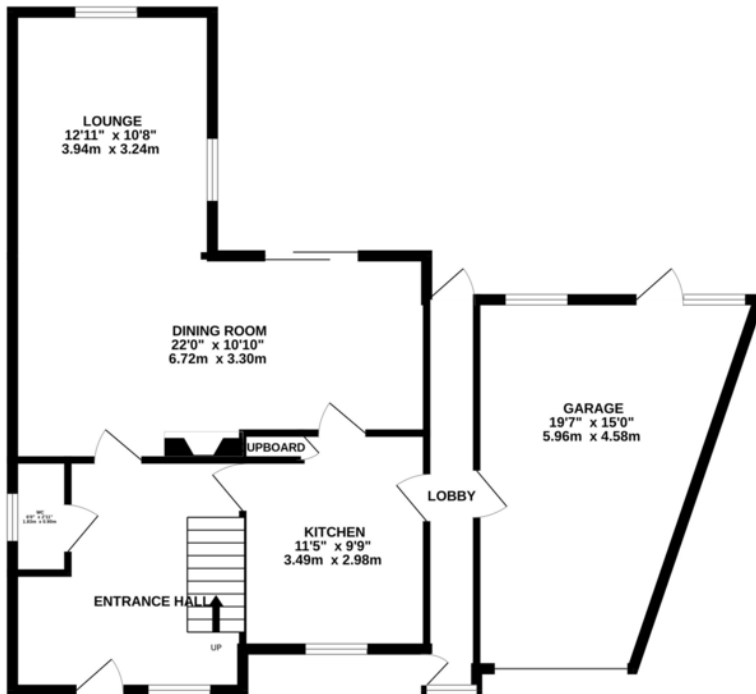
EPC to follow



## Floorplan

GROUND FLOOR  
901 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1498 sq.ft. (139.2 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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