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Broad Meadow, Wigston

Leicester, LE18 1LH

£350,000

Property Features

- Corner Plot
- Quiet Cul-De-Sac
- Detached
- Kitchen Diner
- Four Bedrooms
- Utility Room
- Conservatory
- Garage
- Family Home
- Call To View



Full Description

SUMMARY

Well presented and well proportion detached family home nestled at the top of a cul-de-sac with a corner plot position. The accommodation comprises entrance hall, lounge, kitchen diner, utility room, downstairs w.c., conservatory, four bedrooms, bathroom, good size garden to the rear, off road parking and garage.

ENTRANCE HALL

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

LOUNGE

13' x 11' 10" (3.96m x 3.61m)

With gas fire and fireplace, laminate floor, coving to the ceiling, radiator and window to the rear elevation.

KITCHEN/DINER

15' x 9' 4" (4.57m x 2.84m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, five ring gas hob, double oven and extractor hood, tiled splash backs, storage cupboard, laminate floor, coving to the ceiling, French doors to the conservatory and radiator.

UTILITY ROOM

9' 3" max x 8' 2" max (2.82m x 2.49m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, laminate floor, door to the rear garden, window to the front elevation and radiator.

WC

Comprising was hand basin, low flush w.c., tiled splash backs, extractor fan, coving to the ceiling, radiator and window to the rear elevation.



CONSERVATORY

22' 11" x 8' 9" (6.99m x 2.67m)

With laminate floor, windows to the rear elevation, radiator and door to the rear garden.

LANDING

With storage/airing cupboard, radiator and access to the loft.

BEDROOM

11' 6" x 8' 6" (3.51m x 2.59m)

With built in wardrobe/storage, window to the rear elevation and radiator.



BEDROOM

11' 11" x 9' 2" (3.63m x 2.79m)

With window to the front elevation, radiator and access to the loft.

BEDROOM

9' 6" max x 8' 8" (2.9m x 2.64m)

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



BEDROOM

9' 8" x 5' 7" (2.95m x 1.7m)

With over stairs storage cupboard, laminate floor, window to the front elevation and radiator.



BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

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

GARAGE

With up and over door, light, power and courtesy door to the rear garden.

OUTSIDE

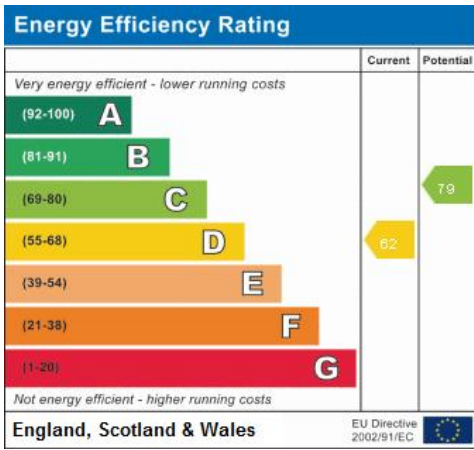
The front of the property is paved to provide off road parking. There is a covered entryway that leads to the rear garden. The rear garden itself is mainly laid to lawn with vegetable plot, patio area, flower borders, outside tap and a hedged and fenced surround.

SUMMARY SALES DETAILS

- Price : £350,000
- 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 : C



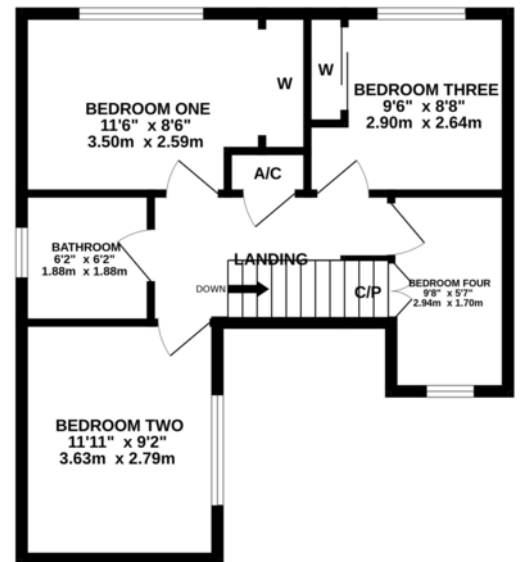
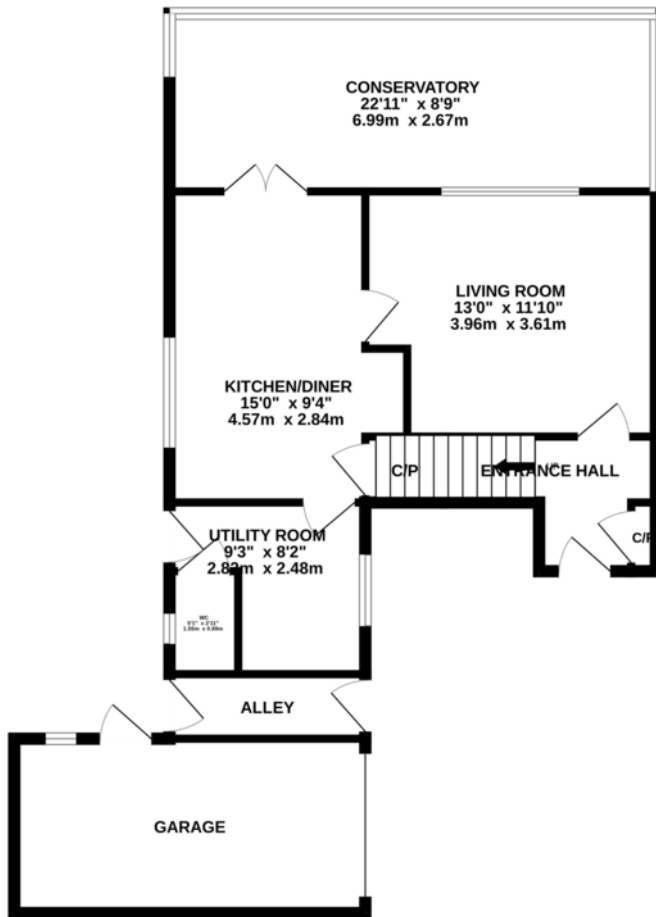
EPC Rating



Floorplan

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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