



FOR SALE

3 Bed Detached Bungalow in Estoril Avenue, Wigston, LE18 3RD

Offers Over £350,000



PROPERTY FEATURES

- No Chain
- Detached Bungalow
- Excellent Location
- Three Bedrooms
- En-Suite To Master
- 36' Long Garage
- Pleasant Rear Garden
- Well Presented Throughout
- Ample Off Road Parking
- Call To View

FULL DESCRIPTION

SUMMARY

*** No Chain *** Extremely well presented and well maintained detached bungalow in the ever popular 'Meres' area of Wigston and closely located to Glenmere primary school. The accommodation comprises entrance hall, lounge diner, breakfast kitchen, three bedrooms, en-suite to master, family bathroom, tandem garage, off road parking and pleasant rear garden. Bungalows in this condition don't come to the market very often so get your viewing booked today!

ENTRANCE HALL

With two storage cupboards and access to the loft.

LOUNGE/DINER

16' 11" max x 16' 5" max (5.16m x 5m) With gas fire and fireplace, French doors to the rear garden, two radiators and window to the rear elevation.

KITCHEN/BREAKFAST ROOM

14' 1" x 9' 10" (4.29m x 3m) Comprising base and wall mounted units with complementary work surfaces, tiled splash backs, sink unit with drainer, gas hob, electric cooker and extractor hood, plumbing for washing machine and dishwasher, wall mounted boiler, tiled floor, window to the rear elevation, radiator and door to the rear garden.

MASTER BEDROOM

13' x 10' 11" max (3.96m x 3.33m) With a selection of built in wardrobes and drawers, bay window to the front elevation, telephone point and radiator.





ENSUITE

9' 2" x 3' 1" (2.79m x 0.94m) Being fully tiled and comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled floor, heated towel rail and window to the side elevation.

BEDROOM

10' 10" x 10' (3.3m x 3.05m) With built in wardrobes and drawers, coving to the ceiling, window to the front elevation and radiator.

BEDROOM

10' 11" x 7' 9" (3.33m x 2.36m) With window to the side elevation and radiator.

BATHROOM

8' 2" max x 5' 10" max (2.49m x 1.78m) Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled floor, storage cupboard, heated towel rail and window to the side elevation.

GARAGE

32' 6" x 8' 2" (9.91m x 2.49m) The garage is tandem and considerably larger than average. It has an electric roller door, tap, light, power, window to the rear elevation, courtesy door to the rear garden and storage in the rafters.

OUTSIDE

The front of the property has a resin driveway to provide ample off road parking. The rear garden is well maintained and mainly laid to lawn with well stocked flower borders, patio area, external power, greenhouse, gated side access and a fenced surround.

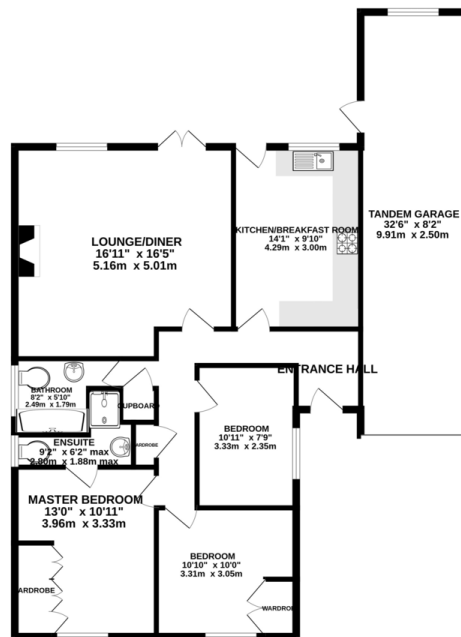




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq ft. (110.7 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.
Made with Measure 12/02/21

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