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sales & lettings



Station Road, Wigston

Leicester, LE18 2DN

Offers Over £530,000

Property Features

- Detached House
- Large Garden
- Four Bedrooms
- Four Piece Bathroom Suite
- Ample Off Road Parking
- Garage
- Immaculate Throughout
- Extended
- Popular Location
- Call To View



Full Description

SUMMARY

Immaculate detached family home close to the centre of Wigston. The accommodation comprises entrance hall, living room, lounge/diner, breakfast kitchen, downstairs w.c., four bedrooms, bathroom with four piece suite, ample off road parking, garage and larger than average rear garden. This is an ideal family home with the proximity to local schools, road networks and amenities.

ENTRANCE HALL

With stairs off to the first floor, tiled floor, spotlights, thermostat, under stairs storage cupboard, security alarm panel and radiator.

LIVING ROOM

14' 11" plus bay x 13' 5" (4.55m x 4.09m)

With feature electric fire, bay window to the front elevation, coving to the ceiling, laminate floor and radiator.

LOUNGE/DINER

30' 4" x 13' 5" (9.25m x 4.09m)

With laminate floor, coving to the ceiling, two windows to the rear elevation, door to the rear garden, window to the side elevation and two radiators.

KITCHEN/BREAKFAST ROOM

15' 11" max x 14' 11" max (4.85m x 4.55m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, range cooker and extractor hood, built in microwave, plumbing for washing machine, tiled floor, spotlights, French doors to the rear with windows either side, window to the side elevation and radiator.



WC

Comprising vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan and spotlights.

LANDING

With window to the side elevation, spotlights, picture rail and access to the loft. The loft has a drop down ladder and is insulated.

BEDROOM

15' plus bay x 11' 2" plus wardrobes (4.57m x 3.4m)

With a selection of built in wardrobes, bay window to the front elevation and radiator.



BEDROOM

14' 10" plus bay x 10' 8" plus wardrobes (4.52m x 3.25m)

With a selection of built in wardrobes, square bay window to the rear elevation and radiator.



BEDROOM

9' 11" max x 9' 4" max (3.02m x 2.84m)

With window to the rear elevation and radiator.

BEDROOM

8' 4" x 7' 11" (2.54m x 2.41m)

With picture rail, radiator and window to the front elevation.



BATHROOM

16' 1" x 6' 1" (4.9m x 1.85m)

Comprising panelled bath, double walk in shower, vanity wash hand basin, low flush w.c., storage cupboards, tiled splash backs, extractor fan, tiled floor, radiator, spotlights and windows to the side and rear elevations.

GARAGE

With an up and over door.

OUTSIDE

The front of the property is block paved and provides ample off road parking. The rear garden is larger than average. It is mainly laid to lawn with patio area, brick built summer house, mature trees, gated side access to both sides and a fenced surround.



EPC Rating

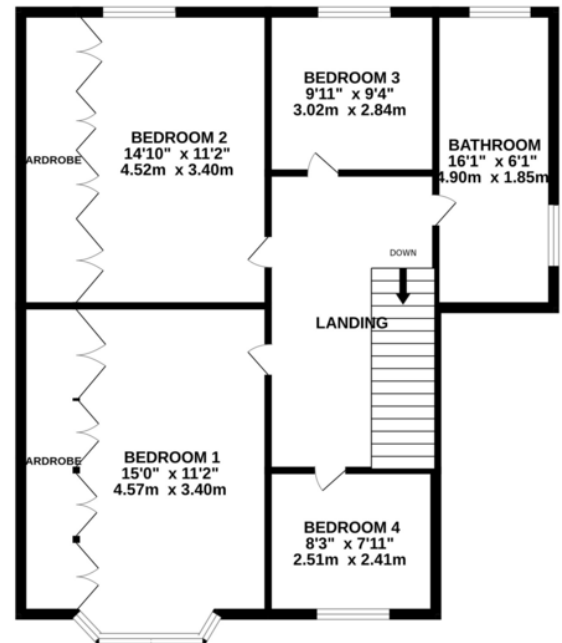
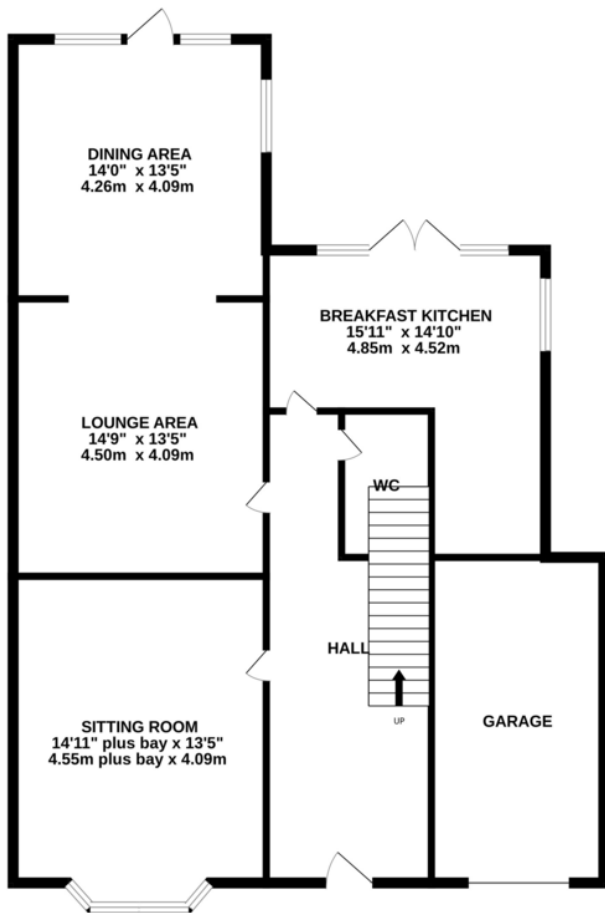
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan

GROUND FLOOR

1ST FLOOR



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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