

# phillips george

sales & lettings



Cleveland Road, Wigston

Leicester, LE18 1NF

Offers Over £300,000



# Property Features

- Semi Detached
- Well Maintained
- Extended
- Downstairs W.C
- Four Bedrooms
- Popular Location
- Garage
- Scope For Further Development
- Conservatory
- Call To View



## Full Description

### SUMMARY

Well maintained and extended semi detached property which is coming to the market for the first time in 64 years. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, garage, utility room, downstairs w.c., conservatory, four double bedrooms, family bathroom and gardens to the front and rear. A rare opportunity not to be missed!

### PORCH

7' 7" max x 6' 7" max (2.31m x 2.01m)

With a tiled floor.



### ENTRANCE HALL

13' 1" x 6' 5" (3.99m x 1.96m)

With pantry, laminate floor, thermostat, under stairs storage cupboard, telephone point, window to the side elevation and radiator.

### LOUNGE

11' 5" plus bay x 11' 5" max (3.48m x 3.48m)

With bay window to the front elevation and gas fire with fireplace.



### DINING ROOM

20' 6" x 9' 8" (6.25m x 2.95m)

With patio doors to the rear garden, coving to the ceiling, gas fire, two radiators and window to the side elevation.

### KITCHEN

8' 5" x 8' 1" (2.57m x 2.46m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, gas hob, electric cooker and extractor hood, built in fridge, tiled floor, coving to the ceiling and window to the rear elevation.



#### GARAGE

15' 11" x 8' 3" (4.85m x 2.51m)

With work bench, up and over door, light and power.

#### UTILITY ROOM

9' 5" x 7' 1" (2.87m x 2.16m)

With sink unit, plumbing for washing machine, window to the rear elevation and door to the conservatory.

#### WC

3' 8" x 2' 2" (1.12m x 0.66m)

Comprising low flush w.c., window to the rear elevation and wood panelling.

#### CONSERVATORY

10' 1" x 7' 10" (3.07m x 2.39m)

With windows to the rear and side elevations and door to the rear garden.

#### LANDING

7' 9" x 6' 4" (2.36m x 1.93m)

With coving to the ceiling and access to the loft. The loft has a drop down ladder and is part boarded.

#### BEDROOM

11' 5" plus bay x 11' 5" max (3.48m x 3.48m)

With bay window to the front elevation and radiator.

#### BEDROOM

12' 5" x 11' 5" max (3.78m x 3.48m)

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

#### BEDROOM

16' 8" x 8' 7" (5.08m x 2.62m)

With two windows to the rear elevation and two radiators.

#### BEDROOM

9' 2" x 7' 3" (2.79m x 2.21m)

With radiator and window to the front elevation.

#### BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m)

Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, tiled floor, radiator and window to the front elevation.

#### OUTSIDE

The front of the property is laid to lawn with flower borders and a dwarf wall surround. There are also double wrought iron gates to the front which give access to the driveway. The driveway is a good size and provides ample off road parking. The rear garden is mainly laid to lawn with patio area, flower borders, garden shed, greenhouse and a walled and fenced surround.





# EPC Rating

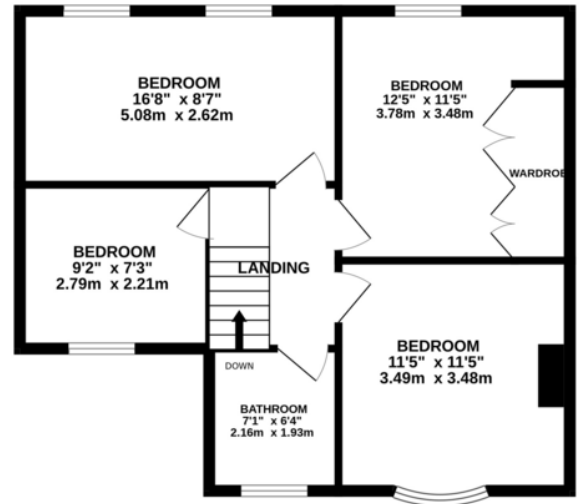
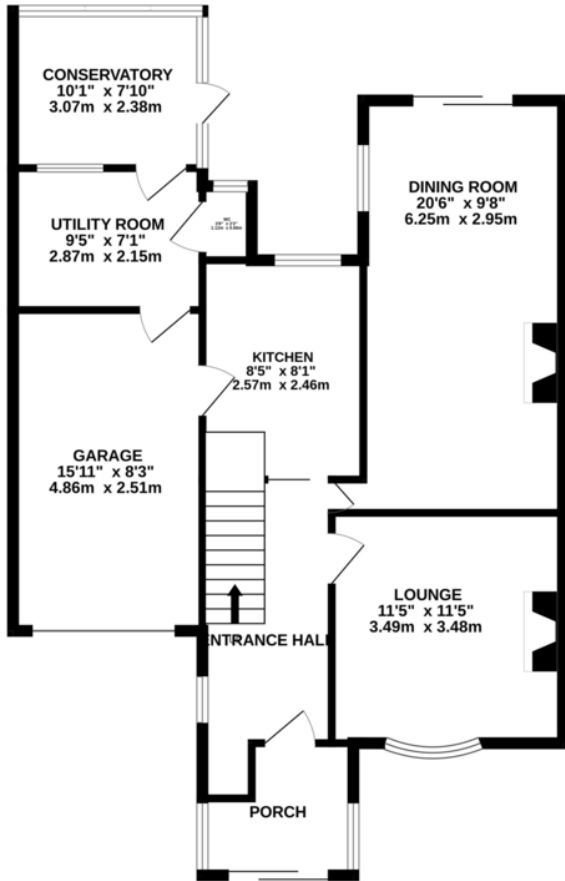
To follow



## Floorplan

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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