



FOR SALE

4 Bed Detached House in Whitegates Field, Wigston, LE18 3PS

Guide Price £525,000



PROPERTY FEATURES

- No Chain
- Executive Detached
- Private Drive
- Four Bedrooms
- En-Suite To Master
- Detached Double Garage
- Home Office
- Four Piece Bathroom Suite
- Popular Location
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Executive detached family home occupying a set back private position within this very popular cul-de-sac. Properties don't come up for sale very often on this street with the current owner having occupied the property since it's build in 1998. The accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, lobby, utility room, downstairs w.c., home office/potential 5th bedroom, first floor with four bedrooms, en-suite to the master, family bathroom with four piece suite, rear garden, detached double garage and expansive private driveway offering more than ample off road parking.



ENTRANCE HALL

With under stairs storage cupboard, security alarm panel, thermostat, windows to the front and side elevations, stairs off to the first floor and radiator.

LOUNGE

23' 5" x 11' 6" (7.14m x 3.51m) With bay window to the front elevation, gas fire and fireplace, coving to the ceiling, patio doors to the rear garden and two radiators.



DINING ROOM

10' 4" plus bay x 9' 9" (3.15m x 2.97m) With feature bay window to the rear elevation, coving to the ceiling and radiator.

KITCHEN/BREAKFAST ROOM

10' 11" x 10' 4" (3.33m x 3.15m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, built in gas hob, electric oven, grill and extractor hood, built in dishwasher, built in fridge freezer, window to the rear elevation and radiator.

LOBBY

With door to the rear.



Phillips George



UTILITY ROOM

5' 10" x 5' 7" (1.78m x 1.7m) Comprising base mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, plumbing for washing machine, wall mounted boiler and window to the rear elevation.

WC

5' 7" x 2' 7" (1.7m x 0.79m) Comprising wash hand basin, low flush w.c., radiator and window to the side elevation.

OFFICE/POTENTIAL FIFTH BEDROOM

9' 2" x 7' 9" (2.79m x 2.36m) With window to the side elevation, radiator and access to loft space.

LANDING

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

MASTER BEDROOM

16' 6" max x 14' 1" max (5.03m x 4.29m) With a selection of built in wardrobes, two windows to the front elevation and radiator.

ENSUITE

8' 11" max x 6' 4" max (2.72m x 1.93m) Comprising shower cubicle, wash hand basin, low flush w.c., shave point, extractor fan, tiled splash backs, radiator and windows to the side and rear elevations.

BEDROOM

11' 2" max x 9' 9" plus wardrobes (3.4m x 2.97m) With built in wardrobes, radiator and window to the rear elevation.

BEDROOM

11' 4" plus wardrobes x 8' 9" (3.45m x 2.67m) With built in wardrobes, window to the rear elevation and radiator.

BEDROOM

9' 2" max x 9' 2" max (2.79m x 2.79m) With built in wardrobe, window to the front elevation and radiator.

BATHROOM

8' 4" x 6' 9" (2.54m x 2.06m) Four piece suite comprising shower cubicle, panelled bath, wash hand basin, low flush w.c., tiled splash backs, window to the rear elevation and radiator.

DOUBLE GARAGE

17' 1" x 16' 8" (5.21m x 5.08m) With up and over door, light and power.

OUTSIDE

The property is access via a private drive from the main cul-de-sac. This driveway offers more than ample off road parking and also affords the property a more secluded tucked back position. There is also a small front garden with lawn and flower borders. There is gated access to the rear where there is a bin store area, lawned garden with flower borders, plants and shrubs. Patio area, conifers, outside tap and a walled and fenced surround.

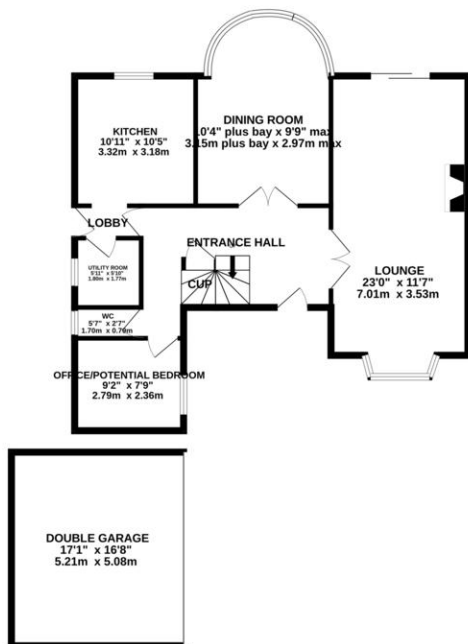




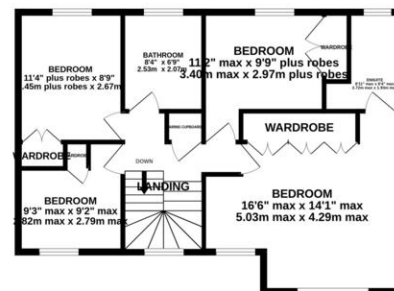
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

