



**FOR SALE**

4 Bed Detached House in Kilby Drive, Wigston, LE18 3SR

**£550,000**



## PROPERTY FEATURES

- Detached Dwelling
- Four Bedrooms
- Workshop
- Ideal For Home Business
- Popular Location
- Well Presented Throughout
- Garage And Carport
- Master Ensuite
- Utility Room
- Call To View



## FULL DESCRIPTION

\*\*\* Workshop\*\*\* This property would be great for someone with a home business. there is a gated drive to the side which provides ample parking space and leads to a workshop with car port attached. The accommodation comprises main entrance hall, lounge, kitchen diner, utility room, conservatory, two ground floor bedrooms, family bathroom, landing to two further bedrooms, master with en-suite shower room and second bedroom with W.C, front and rear garden plots, garage and carport, workshop, gated driveway. Call Phillips George to view.



### MAIN ENTRANCE HALL

With ample storage space under stairs.

### LOUNGE

19' 9" x 11' 11" (6.02m x 3.63m) Spacious and light reception with carpeted flooring, living flame gas fire, radiator, double glazed window to the front and sides.

### KITCHEN DINER

27' 4" x 11' 11" (8.33m x 3.63m) Kitchen with a range of stylish wall and base units, roll top work surfaces, aga style cooker and hob, floating kitchen unit, double glazed window to the rear. Diner with wooden flooring, double glazed window to the side, sliding double glazed patio doors leading to conservatory.



### UTILITY ROOM

Comprising wall and base level units, roll edge work surfaces, plumbing and space for appliances, leading to side porch with double glazed French door to driveway.



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## **BEDROOM TWO**

14' 0" x 11' 11" (4.27m x 3.63m) Double French doors, carpeted flooring, radiator, double glazed window to the side.

## **BEDROOM THREE**

13' 7" x 11' 10" (4.14m x 3.61m) Carpeted flooring, radiator, double glazed windows to the side and front, a range of fitted wardrobes and drawers.

## **BATHROOM**

Comprising a four piece suite, shower cubicle, bath, low level flush W.C, wash basin, opaque window to the side, tiling in part.

## **LANDING**

Carpeted flooring.

## **MASTER BEDROOM**

18' 1" x 10' 2" (5.51m x 3.1m) Double glazed window to the side, radiator, a range fitted wardrobes and drawers.

## **MASTER ENSUITE**

Comprising a three piece suite, shower cubicle, low level flush W.C, wash basin, tiling in part, skylight window

## **BEDROOM FOUR**

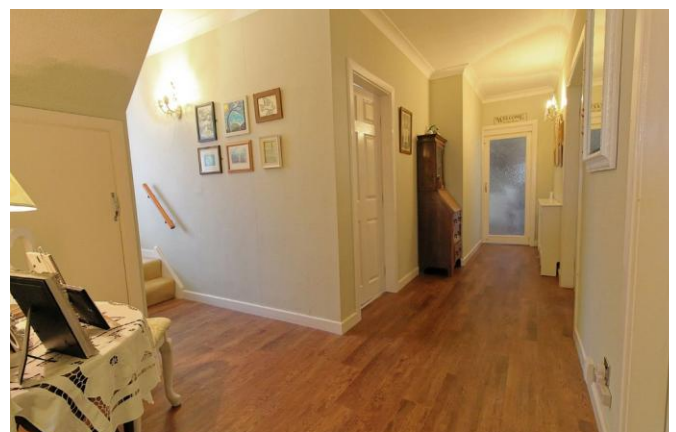
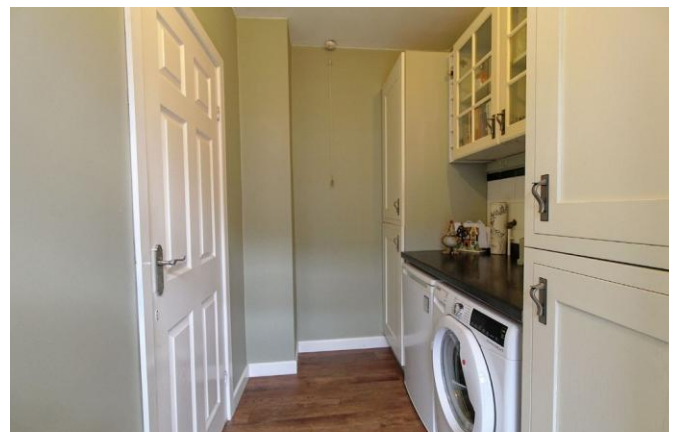
11' 11" x 10' 2" (3.63m x 3.1m) Double glazed window to the side, carpeted flooring, radiator.

## **ENSUITE W.C**

Comprising low level flush W.C, wash basin, radiator, opaque double glazed window to the side.

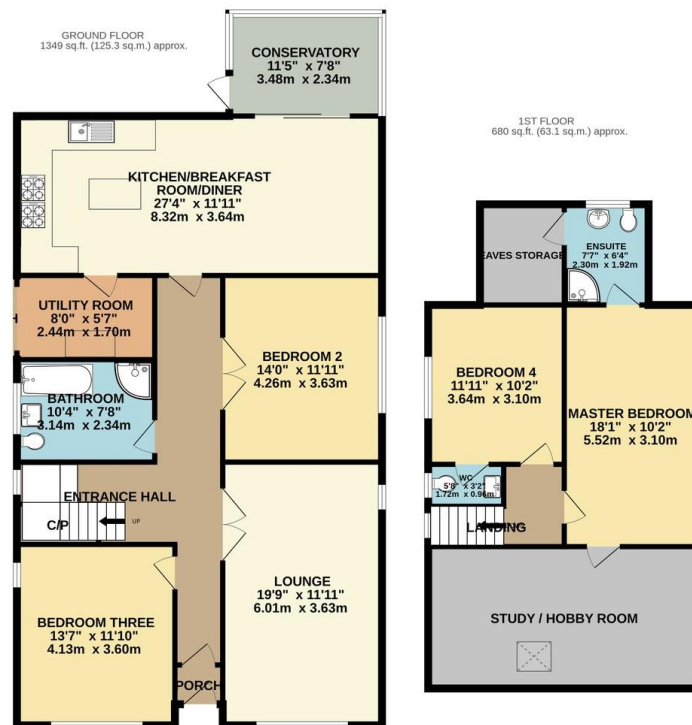
## **OUTSIDE**

The front of the property has ample off road parking and a lawned garden area with mature flower borders. There is then double gated side access to the rear with additional parking space leading to the landscaped rear garden with lawn and a range of mature plants and shrubs with family seating and entertaining area. Garage and workshop area with further enclosed carport for additional car parking.





EPC to follow



TOTAL FLOOR AREA: 2029 sq.ft. (188.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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