



FOR SALE

4 Bed Detached House in Herrick Way, Wigston LE18 3LR

£425,000



PROPERTY FEATURES

- Extended Detached With No Upward Chain
- Four Bedrooms
- Immaculate Presentation
- Highly Popular Location
- Orangery
- Garage
- Landscaped Gardens
- Master Ensuite
- Extended Kitchen / Diner
- Call Phillips George To View



FULL DESCRIPTION

Situated in the desirable location of The Meadows in Wigston and offered with no upward chain this four bedroom extended detached family home is nestled on a quiet street. The accommodation comprises main entrance hall, lounge, extended kitchen and diner, rear extended garden room, ground floor W.C, utility room, landing to four bedrooms, master with ensuite shower room and walk in wardrobe, family bathroom, landscaped gardens, garage and substantial landscaped driveway. The property also benefits from owned solar panels. Call Phillips George to view.



MAIN ENTRANCE HALL

Entrance hall with laminate wooden flooring and composite door to the front.

LOUNGE

13' 7" x 10' 2" (4.14m x 3.1m) Spacious and light reception with carpeted flooring, radiator, double glazed window to the front.

EXTENDED KITCHEN / DINER

26' 2" x 14' 2" (7.98m x 4.32m) Kitchen area with a range of stylish wall and base units, roll top work surfaces, integral cooker and hob, double glazed window to the rear. Diner with laminate wooden flooring, radiator, leading to Orangery.



GARDEN ROOM

11' 0" x 9' 9" (3.35m x 2.97m) Extended rear orangery with laminate wooden floor, double glazed French doors leading to garden.



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UTILITY ROOM

A range of wall and base level units, roll edge work surfaces, plumbing and space for washing machine, double glazed window to the front and access to garage.

DOWNSTAIRS W.C

Comprising a low level flush W.C and wash basin.

LANDING

Carpeted flooring.

MASTER BEDROOM

18' 6" x 10' 4" (5.64m x 3.15m) Double glazed window to the front and rear, carpeted flooring.

WALK IN WARDROBE

Stylish walk in wardrobe with sliding door robes, double glazed window to the front.

ENSUITE SHOWER ROOM

Comprising a three piece suite, shower cubicle, low level flush W.C, wash basin, tiling in part, towel radiator, opaque double glazed window to the rear.

BEDROOM TWO

13' 7" x 10' 2" (4.14m x 3.1m) Carpeted flooring, radiator, double glazed window to the front.

BEDROOM THREE

10' 2" x 8' 7" (3.1m x 2.62m) Double glazed window to front, carpeted flooring, radiator, wardrobe.

BEDROOM FOUR

9' 8" x 7' 1" (2.95m x 2.16m) Carpeted flooring, radiator, double glazed window to the front.

BATHROOM

Comprising a three piece suite, bath with glass screen and shower over, low level flush W.C, wash basin, opaque window to the rear, tiling in part.

OUTSIDE

To the rear a mature landscaped garden with patio and lawn, a range of mature shrubs and plants, fenced borders. Front garden landscaped providing substantial off road parking and access to garage.

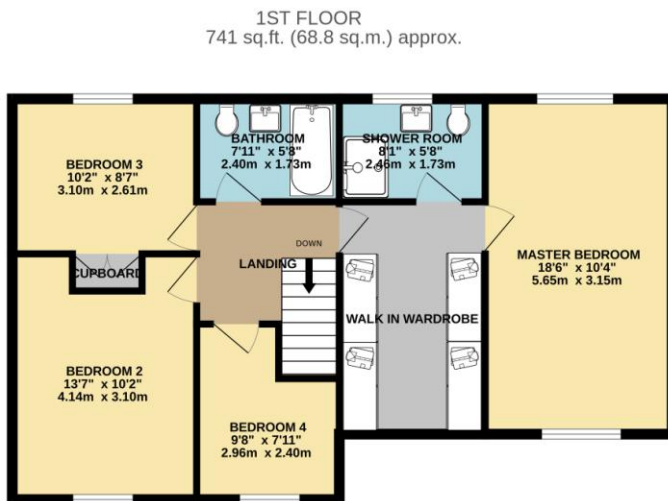
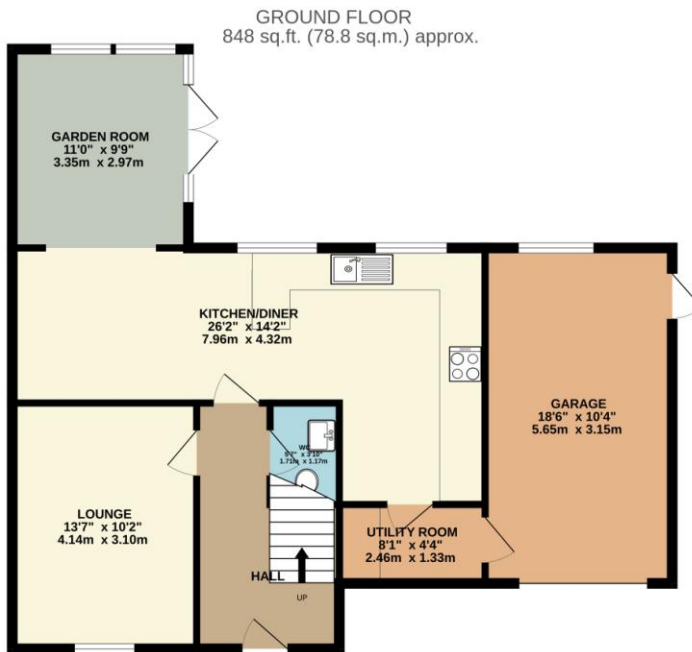
GARAGE

With electric shutter doors, power and lighting, double glazed door to rear garden.





EPC to follow....



TOTAL FLOOR AREA : 1588 sq.ft. (147.6 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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