









FOR SALE
5 Bed Detached House in Mere Road, Wigston LE18 3RL

Offers Over £450,000

#### PROPERTY FEATURES

- Detached Family Home
- Five Bedrooms
- Extended Property
- Well Presented Throughout
- Kitchen / Diner

- Conservatory
- Large Rear Garden
- Garage
- Off Road Parking
- Call Phillips George To View



### **FULL DESCRIPTION**

Set in the highly desirable location of The Meres, Wigston this extended five bedroom detached family home is presented to a high standard throughout. The accommodation comprises entrance porch, main hall, lounge, dining room, conservatory, extended kitchen / diner, ground floor W.C, landing to five bedrooms, family bathroom, landscaped gardens, garage, ample off road parking. Call Phillips George to view.



Porch with tiled flooring and door to the front, main entrance hall with door to the front, real wood flooring and radiator.

#### **GROUND FLOOR W.C**

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

#### LOUNGE

14'0" x 11'0" (4.27m x 3.35m) Double glazed bay window to the front, carpeted flooring, radiator, log burner.

#### **DINING ROOM**

 $13'\,0'' \times 11'\,0''$  (3.96m x 3.35m) French doors leading from lounge, wooden flooring, radiator, double glazed window and door leading to conservatory.

### KITCHEN / DINER

16'0" x 14'1" (4.88m x 4.29m) Extended Kitchen with a range of stylish wall and base level units, sink and drainer, roll top work surfaces, double glazed windows to the rear. Dining area with wooden tiled effect flooring, radiator, double glazed door to the side leading to garden.









#### **CONSERVATORY**

14' 11" x 9' 0" (4.55m x 2.74m) Off brick and part Upvc construction with door leading to rear garden, tiled flooring.

#### LANDING

Access via main entrance hall, carpeted flooring, loft access, large cupboard.

#### **BEDROOM ONE**

 $14'0" \times 11'0" (4.27m \times 3.35m)$  Double glazed bay window to the front, carpeted flooring, two radiators.

#### **BEDROOM TWO**

 $13'0'' \times 11'0''$  (3.96m x 3.35m) Double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, guest wash basin in vanity unit.

#### **BEDROOM THREE**

14' 0" x 7' 0" (4.27m x 2.13m) Double glazed window to the front, laminate flooring, radiator, guest wash basin.

#### **BEDROOM FOUR**

 $16'0" \times 7'0"$  (4.88m x 2.13m) Double glazed window to the rear, carpeted flooring, radiator and heated towel rail, guest wash basin and shower cubicle.

#### **BEDROOM FIVE**

7'2''x 7'1'' (2.18m x 2.16m) Double glazed window to the front, carpeted flooring, radiator.

#### **BATHROOM**

Comprising a four piece suite, bath, low level flush W.C, wash basin, shower cubicle, opaque double glazed window to the rear.

#### **OUTSIDE**

To the rear a landscaped larger than average rear garden with patio leading to lawn, a range of mature shrubs and plants, fenced borders, concrete workshop / outbuilding split into two parts with power and lighting approx. measurements 27" x 10". front garden landscaped providing ample off road parking and access to garage.

#### **GARAGE**

With electric roll shutter doors.





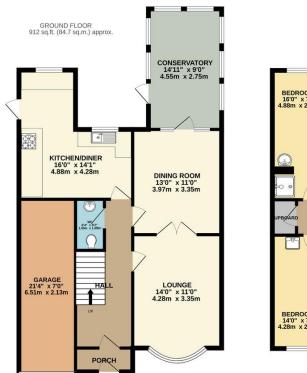






EPC To Follow..







TOTAL FLOOR AREA: 1645 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, croms and any other items are approximate and no responsibility is taken for any error, or mission or mis-statement. This plan is for illustrative purpose only and should be used as such by any

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