



FOR SALE

3 Bed Detached Bungalow in Denbydale, Wigston, LE18 3PT

£397,500



PROPERTY FEATURES

- No Chain
- Executive Bungalow
- Three Double Bedrooms
- En-Suite To Master
- Double Garage
- Quiet Cul-De-Sac
- Extended
- Lovely Gardens
- Well Presented Throughout
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Executive detached bungalow for sale on a quiet cul-de-sac in Wigston. The property has had a full rear extension making all the room sizes more than generous. The accommodation comprises porch, entrance hall, lounge diner, kitchen diner, utility area, three double bedrooms, en-suite to master, large family bathroom, well maintained gardens to the front and rear, detached double garage and off road parking. Bungalows of this quality are infrequent visitors to the market.



PORCH

ENTRANCE HALL

With coving to the ceiling, thermostat, radiator and access to the loft. The loft is part boarded.

LOUNGE/DINER

26' 1" x 15' 5" max (7.95m x 4.7m) With gas fire and fireplace, windows to each side elevation, two radiators, coving to the ceiling and window to the front elevation.



KITCHEN/DINER

17' 11" x 9' 10" (5.46m x 3m) Comprising base and wall mounted units with complementary work surfaces, breakfast bar, sink unit with drainer, built in gas hob, double oven and extractor hood, plumbing for dishwasher, tiled splash backs, telephone point, part tiled floor, window to the rear elevation and radiator.

UTILITY AREA

18' 2" x 5' (5.54m x 1.52m) With doors to the front and rear, plumbing for washing machine, tiled floor, dado rail, storage cupboard and radiator.





MASTER BEDROOM

18' x 9' 2" (5.49m x 2.79m) With a selection of built in wardrobes, radiator and window to the rear elevation.

ENSUITE

10' 2" x 3' 7" (3.1m x 1.09m) Comprising shower cubicle, wash hand basin, low flush w.c., shaver point, extractor fan, tiled splash backs and window to the rear elevation.

BEDROOM

12' 1" plus wardrobes x 9' 2" (3.68m x 2.79m) With built in wardrobes, window to the front elevation and radiator.

BEDROOM

15' 2" x 8' 4" (4.62m x 2.54m) With patio doors to the rear garden and radiator.

BATHROOM

15' 2" x 8' (4.62m x 2.44m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., shaver point, tiled splash backs, heated towel rail, two built in storage cupboards, dado rail and window to the rear elevation.

DOUBLE GARAGE

17' 8" x 14' 10" (5.38m x 4.52m) With electric up and over door, window to the rear elevation, courtesy door to the rear garden, light and power.

OUTSIDE

The front of the property has a lawned area with mature well maintained flower borders. The rear garden is laid to lawn with mature flower borders, pebbled and patio areas, garden shed, greenhouse, outside tap, gated side access to both sides and a fenced surround.





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



Floor Plan

Floor area 137.2 m² (1,476 sq.ft.)

TOTAL: 137.2 m² (1,476 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.

