



**FOR SALE**

4 Bed Detached House in Heards Close, Wigston LE18 3SW

**Offers Over £400,000**





## PROPERTY FEATURES

- Detached Family Home
- Four Bedroom
- No Upward Chain
- Cul De Sac
- Master Ensuite
- Set Back Plot Position
- Garage
- Private Rear Gardens
- Conservatory
- Call Phillips George To View



## FULL DESCRIPTION

Set back from a pleasant cul de sac in Wigston's modern Harcourt Estate sits this well presented four bedroom detached family home being offered chain free. The accommodation comprises of main entrance hall, lounge, dining room, conservatory, refitted kitchen with additional breakfast room, ground floor W.C, landing to four bedrooms, master with ensuite, family bathroom, landscaped private rear garden, ample off road parking via a shared private driveway and garage. The property offers light and space throughout with a secluded location close to perfect green and leafy walks and other popular amenities. Call Phillips George to view.



### ENTRANCE HALL

Tiled flooring, radiator, composite door to the front.

### LOUNGE

*16' 10" x 13' 7" (5.13m x 4.14m)* Light spacious reception with carpeted flooring, radiator, double glazed bay window to the front and side, gas fire with feature surround.



### DINING ROOM

*10' 4" x 8' 8" (3.15m x 2.64m)* Carpeted flooring, sliding double glazed patio doors to the rear leading to conservatory, radiator.

### CONSERVATORY

*12' 6" x 8' 8" (3.81m x 2.64m)* Off brick and Upvc construction with tiled flooring, power, French doors leading to garden.

### KITCHEN

*11' 9" x 7' 7" (3.58m x 2.31m)* With stylish wall and base



# Phillips George



level units, roll top work surfaces, plumbing and space for cooker and washing machine and dishwasher, sink and drainer, double glazed window to the rear, tiling in part, pantry.

## **KITCHEN/BREAKFAST ROOM**

9' 4" x 7' 7" (2.84m x 2.31m) Secondary kitchen / breakfast room with tiled flooring, space for fridge and freezer, double glazed door to the side, double glazed window to the rear.

## **GROUND FLOOR W.C**

Comprising a low level flush W.C and wash basin, opaque double glazed window to the front.

## **LANDING**

Carpeted flooring, loft hatch.

## **MASTER BEDROOM**

10' 8" x 10' 2" (3.25m x 3.1m) Carpeted flooring, radiator, double glazed window to the front, a range of fitted wardrobes.

## **MASTER ENSUITE**

Comprising a shower cubicle, low level flush W.C, tiling in part, opaque double glazed window to the front.

## **BEDROOM TWO**

14' 11" x 9' 4" (4.55m x 2.84m) Laminate wooden flooring, radiator, double glazed window to the front, sliding mirror fitted wardrobe.

## **BEDROOM THREE**

11' 1" x 10' 8" (3.38m x 3.25m) Carpeted flooring, radiator, double glazed window to the rear.

## **BEDROOM FOUR**

9' 9" x 7' 7" (2.97m x 2.31m) Carpeted flooring, radiator, double glazed window to the rear.

## **BATHROOM**

Bathroom comprises a three-piece suite, bath with shower and glass screen over, wash basin, double glazed opaque window to the front, low level flush W.C.

## **OUTSIDE**

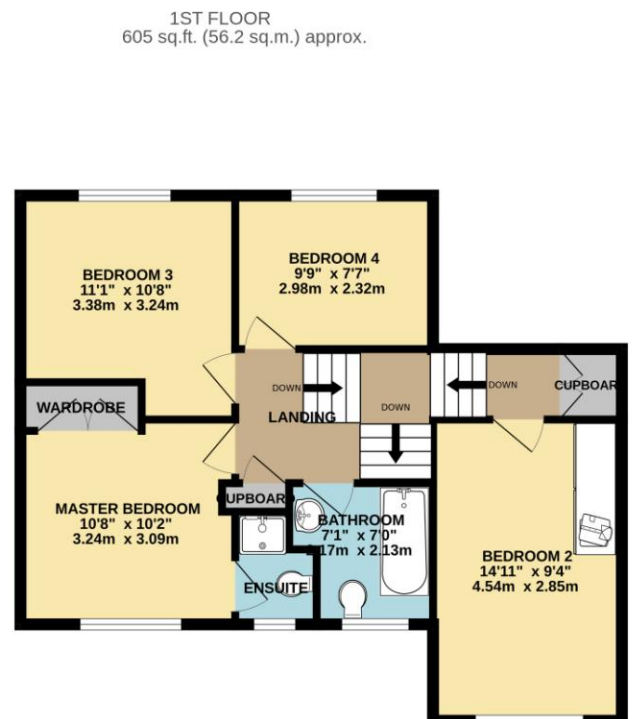
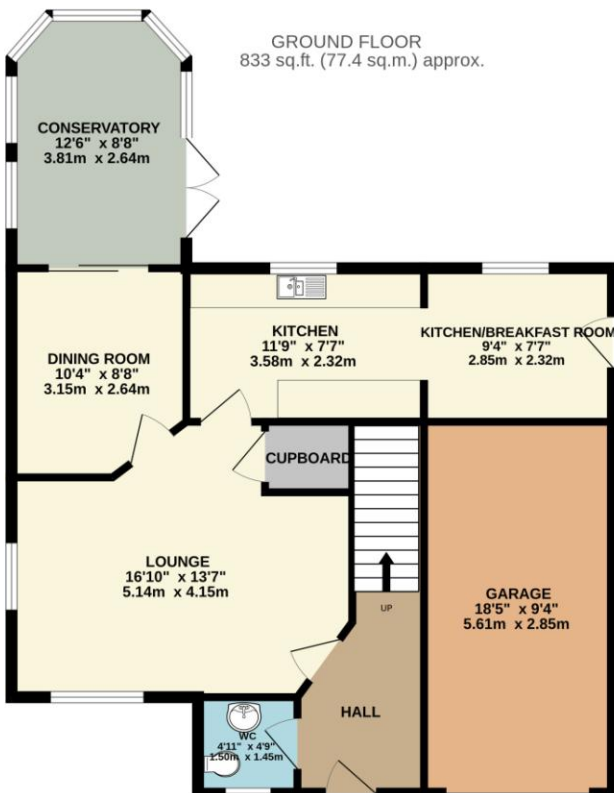
Landscaped private rear garden with patio and pathway, lawn, fenced and hedged borders, a range of mature plants and shrubs. Front garden being landscaped providing ample off-road parking and lawn.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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