

FOR SALE

4 Bed Detached House in Brington Close, Wigston, LE18 3QR

£425,000



PROPERTY FEATURES

- Four Bedroom Detached Family Home
- Exclusively Architecturally Designed Property
- Versatile Multi-Level Accommodation
- Spacious Lounge With Feature Fireplace
- Modern Kitchen With
- Conservatory Overlooking Rear Garden
- Ample Off-Road Parking And Detached Garage
- No Chain
- Well Presented
- Contact Phillips George To View

FULL DESCRIPTION

An exclusive architecturally designed four bedroom detached home offered chain free, set back from quiet cul-de-sac on the sought-after Meadows Estate in Wigston. This versatile family property offers spacious, multi-level accommodation featuring a stylish kitchen, bright lounge, conservatory, multiple reception rooms, ground floor shower room, and landscaped gardens to three sides. Complete with ample off-road parking and a detached garage. Contact Phillips George to arrange your viewing.

MAIN ENTRANCE HALL

A welcoming main entrance hall featuring a attractive laminate wood flooring and a large built-in storage cupboard, currently utilised as a versatile utility zone.

KITCHEN

11' 2" x 8' 8" (3.4m x 2.64m) A stylish and modern kitchen fitted with a range of wall and base units complemented by quality work surfaces. Includes a stainless steel sink and drainer, part-tiled walls, tiled flooring, and a selection of integrated appliances. A double-glazed window to the front elevation provides excellent natural light.

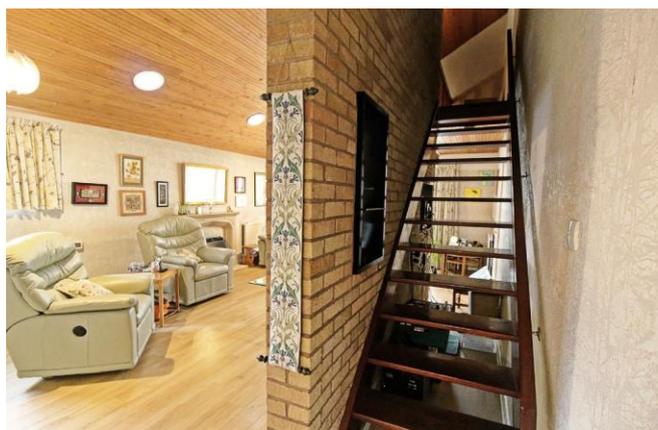
LOUNGE

21' 8" x 15' 2" (6.6m x 4.62m) A bright and spacious main reception room boasting wooden flooring, feature gas fireplace with decorative surround, skylight windows, and natural light tubes enhancing the sense of space. Stairs rise to the first-floor accommodation, and double-glazed sliding patio doors open onto the conservatory.

CONSERVATORY

15' 2" x 10' 1" (4.62m x 3.07m) A delightful addition to the home, offering an abundance of natural light with double-glazed sliding doors leading directly to the rear garden. The space benefits from both power and lighting, making it ideal for year-round use.

DINING ROOM



Phillips George



13' 6" x 13' 0" (4.11m x 3.96m) An inviting dining area with carpeted flooring, radiator, and a double-glazed window to the side elevation. Sliding doors open to the study/bedroom four, while a generous storage cupboard is conveniently positioned at the entrance.

STUDY / BEDROOM FOUR

13' 6" x 9' 9" (4.11m x 2.97m) A versatile room suitable for use as a study or an additional bedroom, featuring carpeted flooring, a double-glazed window to the side elevation, radiator, and built-in storage.

GROUND FLOOR SHOWER ROOM

Fitted with a modern three-piece suite comprising a double shower cubicle, wash basin, bidet, and low-level WC. The room is part-tiled with an opaque double-glazed window to the side elevation.

BEDROOM TWO

13' 6" x 12' 1" (4.11m x 3.68m) A comfortable double bedroom with carpeted flooring, a range of fitted wardrobes, radiator, and a double-glazed window to the side aspect.

LANDING

A floating-style landing overlooking the lounge area, leading to the first-floor bedrooms and family bathroom.

BEDROOM ONE

14' 5" x 13' 6" (4.39m x 4.11m) A spacious principal bedroom featuring fitted wardrobes, carpeted flooring, radiator, and a double-glazed window to the side elevation.

BEDROOM THREE

13' 6" x 10' 11" (4.11m x 3.33m) A further double bedroom with fitted wardrobes, carpeted flooring, radiator, and a double-glazed window overlooking the rear garden.

BATHROOM

Comprising a modern three-piece suite including a panelled bath, wash basin, and low-level WC. Finished with part-tiling and an opaque double-glazed window to the side elevation.

OUTSIDE

The property occupies generous gardens to three sides. The main rear garden features a PVC decking area leading onto an area of artificial lawn, enclosed by wall and hedge borders. Further landscaped garden areas wrap around the property, with gated access to the front. The front garden is attractively designed with brick paving and provides substantial off-road parking together with access to the detached garage.

DETACHED GARAGE

A single garage with up-and-over door, side courtesy door, power, and lighting.



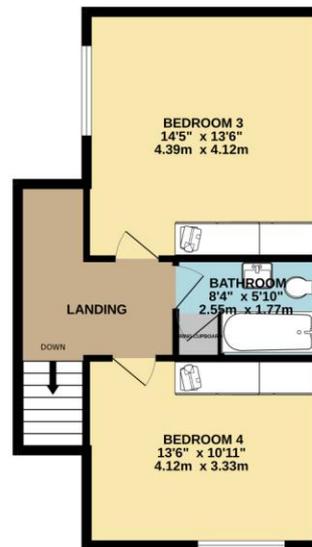


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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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