



**FOR SALE**

**£230,000**

2 Bed Semi-Detached House in Forryans Close, Wigston, LE18 3LL



## PROPERTY FEATURES

- Immaculately presented throughout
- Ideal first-time buyer home
- Two-bedroom semi-detached
- Larger than average plot
- Tandem driveway providing off-road parking
- NO CHAIN – move-in ready
- Kitchen with granite worktops
- Spacious lounge/diner with French doors to garden
- Two bright bedrooms with built-in wardrobes



## FULL DESCRIPTION

### ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Lounge/diner and kitchen. LVT flooring. Radiator.

### UTILITY CUPBOARD

Accessed off the entrance hall is the extremely handy utility cupboard, having space with plumbing for a freestanding washing machine, also housing the combi boiler and having the added benefit of shelving for additional storage.

### LOUNGE/DINER

17' 11" x 12' 4" (5.46m x 3.76m) Having UPVC double glazed 'French' doors out to: Rear garden and a UPVC double glazed window to the side aspect. Stairs rising to: First floor. Feature wall mounted electric fireplace. LVT flooring. TV and telephone point. Radiator.

### KITCHEN

9' 8" x 6' 6" (2.95m x 1.98m) Having a selection of fitted base units and a laminate worktop over. There is a UPVC double glazed window to the front aspect, a single bowl stainless steel sink with drainer, a freestanding gas top cooker and space for a freestanding fridge/freezer. The kitchen also benefits from a breakfast bar, open wall shelving and tiled flooring.

### LANDING

Doors off to: Bedrooms and bathroom. UPVC double glazed window to side aspect. Airing cupboard. Loft hatch access.



# Phillips George



## **BEDROOM ONE**

12' 7" x 12' 3" (3.84m x 3.73m) UPVC double glazed box bay window to rear aspect and a further UPVC double glazed window to side aspect. Built-in wardrobe with double doors. Radiator.

## **BEDROOM TWO**

12' 6" x 6' 0" (3.81m x 1.83m) UPVC double glazed window to front aspect. Built-in wardrobe with single door. Radiator.

## **BATHROOM**

7' 6" x 6' 0" (2.29m x 1.83m) Comprising: Bath with electric power shower over, low level WC and wash hand basin. There are two UPVC double glazed windows, wall tiling to bath area and 1/2 wall wood paneling. Vinyl flooring and radiator.

## **OUTSIDE**

The property benefits from a larger than average plot having front, side and a fully enclosed rear garden. The garden areas are all well-tended with mature planting and hedging. The rear garden has a paved patio and lawn. The house also has a generous driveway to the rear providing off road parking for multiple vehicles. There is also a very handy outdoor store.

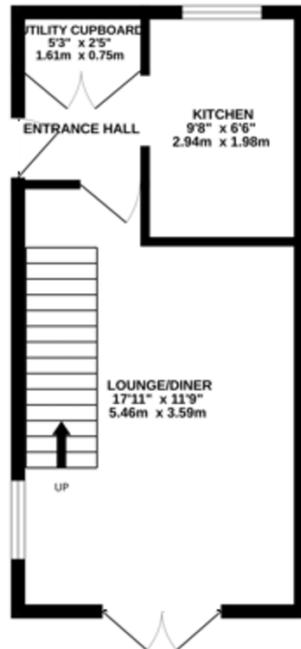




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



**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.

