

Glaisdale Road Wigston Leicester LE18 3YN



Offers In Excess of £410,000

A beautifully presented executive detached home situated within the popular suburb of Wigston Meadows, off Meadow Way. The property provides a spacious family home for everyday living with versatile accommodation to include a welcoming light and airy living room, dining room, fitted dining kitchen, utility room, ground floor WC and study/potential bedroom. The first floor has principal bedroom with en-suite shower room, three further beautifully decorated bedrooms and a family bathroom. Outside enjoys well maintained front and rear garden, driveway providing off road parking and a double garage. The property provides excellent scope for further accommodation to include an extension to the side and/or rear, subject to planning consent. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.

The property is ideally situated for everyday amenities along Kelmars Avenue and further afield in Wigston Magna and popular local schooling including Meadow and Glenmere Community Primary Schools. Regular bus routes running to and from Leicester City Centre and Brocks Hill Visitor Centre and Country Park are also within reach.



Gas Central Heating, Double Glazing

Welcoming Entrance Hall, Living Room, Dining Room, Fitted Dining Kitchen

Utility Room, Ground Floor WC, Study/Potential Bedroom

First Floor with Principal Bedroom having En-Suite Shower Room

Four Bedrooms & Family Bathroom

Front and Rear Gardens, Driveway, Double Garage

Entrance Hall

Via uPVC double glazed door, with uPVC double glazed window to the front elevation, stairs to first floor, radiator.

Living Room 16'3" x 13'3"

A light and airy living room with uPVC double glazed bow window to the front elevation, living flame gas fire with marble surround and hearth, TV point, ceiling coving, dado rail, radiator, open aspect leading to:

Dining Room 11'10" x 10'2"

With uPVC double glazed patio doors to the rear elevation leading to rear garden, ceiling coving, dado rail, radiator.

Fitted Dining Kitchen 13'8" x 10'5"

With uPVC double glazed window to the rear elevation, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units with work surfaces over, integrated appliances including inset five ring gas hob and double oven with extractor hood over, fridge and freezer, part tiled walls, wood effect floor, radiator.

Utility Room

With uPVC double glazed door to rear garden, stainless steel sink, drainer and mixer tap with base unit with work surface over, plumbing for washing machine, plumbing for dishwasher, space for large fridge freezer, part tiled walls.

Ground Floor WC

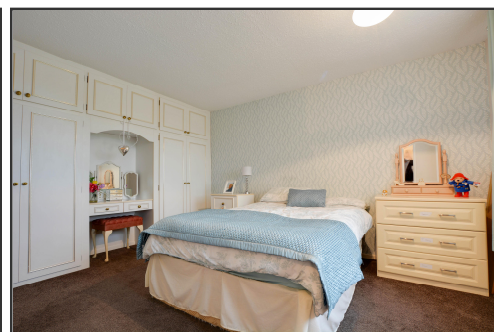
With low-level WC, wash hand basin, part tiled walls, radiator.

Study/Potential Bedroom 8'3" x 6'

With uPVC double glazed window to front elevation, radiator.

First Floor

With access to the following rooms:



Principal Bedroom 12'4" x 9'8"

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

En-Suite Shower Room 7'4" x 5'10"

With uPVC double glazed window to the rear elevation, comprising: shower cubicle with shower head over, low-level WC, wash hand basin, part tiled walls, radiator.

Bedroom Two 12'11" x 9'7"

With uPVC double glazed window to the front elevation, built-in wardrobes, radiator.

Bedroom Three 12'11" x 7'9"

With uPVC double glazed window to the front elevation, radiator.

Bedroom Four 9'10" x 7'4"

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Family Bathroom 11' x 6'1"

A stylishly presented family bathroom with uPVC double glazed window to the side elevation, bathroom comprises: bath with shower over, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

A well maintained front garden with lawn, paved pathway to front door, driveway providing off road parking for two vehicles, access to **Double Garage**.

Rear Garden

A well established rear garden with paved patio area, law, mature established flowerbeds and shrubs, gravelled area, fencing to perimeter.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	
Current Rating – C 73	Potential Rating – B 81



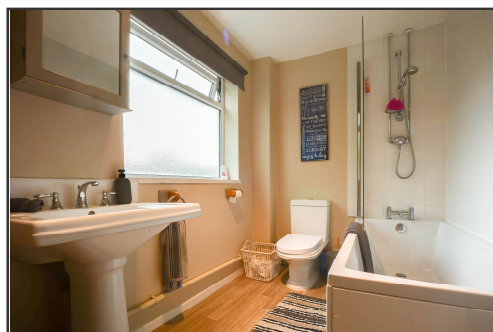
Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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