



Collaton Road, Wigston

Offers Over £350,000

A FOUR BEDROOM detached property situated within the heart of Little Hill in Wigston. Outside benefits from a front garden and large rear garden with pond along side a driveway providing off road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With window to the side elevation, stairs to first floor, wood effect floor, radiator.

Cloaks/WC

With window to the side elevation, low-level WC, wash hand basin, tiled floor, part tiled walls.

Lounge 16' 0" x 12' 0" (4.88m x 3.66m)

With window to the front elevation, gas fire with tiled inset hearth and surround, wall lighting, radiator.

Kitchen Diner 19' 4" x 10' 7" (5.89m x 3.23m)

With window to the rear elevation, sliding patio doors to the rear elevation, wall and base units with work surfaces over, sink and drainer, double oven and had hob, dishwasher, under stairs storage cupboard, part tiled walls, wood effect floor, radiator.

Utility Room

With doors to the front and rear elevations, window to the rear elevation, plumbing for washing machine, storage cupboard, wood effect floor.



Conservatory 10' 4" x 7' 10" (3.15m x 2.39m)

Glazed conservatory with tiled floor.

First Floor Landing

With loft access, storage cupboard.

Bedroom One 12' 0" x 11' 11" (3.66m x 3.63m)

With window to the front elevation, built-in wardrobes with box cupboards over, built-in cupboard/wardrobe, radiator.

Bedroom Two 11' 6" x 8' 10" (3.51m x 2.69m)

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

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

With window to the front elevation, radiator.

Bedroom Four 10' 1" x 7' 0" (3.07m x 2.13m)

With window to the front and rear elevations, built-in wardrobe and box cupboards, radiator.

Shower Room 7' 5" x 5' 6" (2.26m x 1.68m)

With window to the rear elevation, shower cubicle, wash hand basin, low-level WC, part tiled walls, tiled floor, radiator.

Front Garden

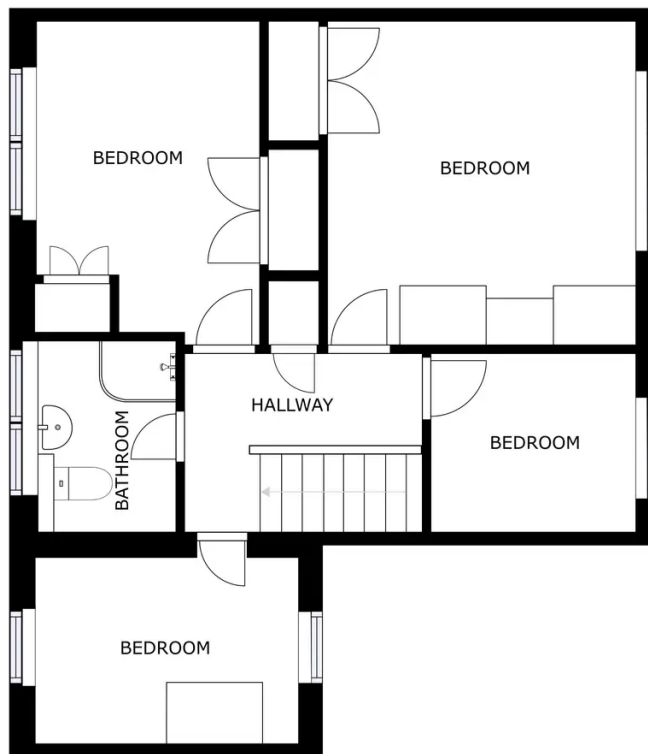
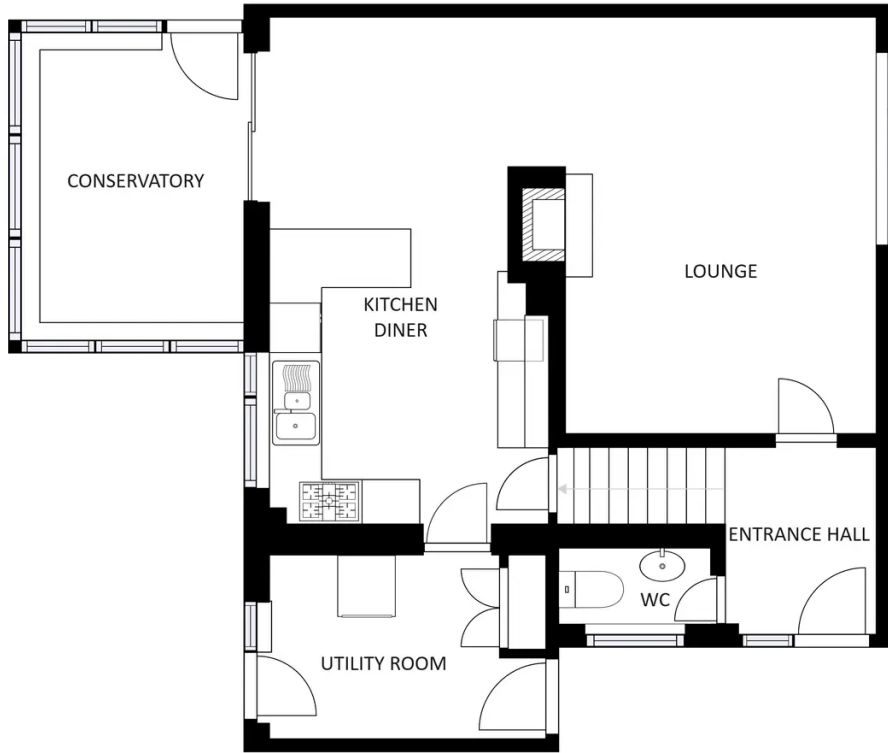
With pebbled and stone areas.

Rear Garden

Gardens to the rear and side with paved area, slate area, lawn, flowerbeds and shrubs, pond, shed, gate to front access. The garden provides scope for extension or alteration, subject to relevant planning permissions.

Driveway 2 vehicles

Providing off road parking.



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