

## Peakdale, Wigston

In Excess of £495,000

We as an agent feel that this is a SPACIOUS and WELL MAINTAINED detached bungalow situated within Wigston along the cul-de-sac of Peakdale. The property provides accommodation over one floor to include fitted dining kitchen and snug area FOUR BEDROOMS.





#### **Entrance Hall**

With two double glazed windows to the front elevation, tiled floor, radiator.

#### **Lounge**

18' 5" x 13' 5" (5.61m x 4.09m)

With double glazed window to the side elevation, double glazed patio doors to the rear elevation, tiled floor, chimney breast with coal effect gas fire, surround and hearth, TV point, radiator, doors leading to:

#### **Formal Dining Room**

15' 7" x 13' 2" (4.75m x 4.01m)

With double glazed window to the rear elevation, living flame gas fire with brick surround and hearth, two radiators.

#### **Fitted Dining Kitchen**

14' 10" x 12' 10" (4.52m x 3.91m)

With double glazed window to the side elevation, tile floor, part tiled walls, a range of wall and base units with work surfaces over, sink and drainer unit, inset four ring electric ceramic hob and double oven, chimney hood, space for freestanding fridge freezer, built-in appliances including washing machine and dishwasher, spotlights, door to courtyard area, archway leading to:



### Snug

13' 0" x 8' 0" (3.96m x 2.44m)

With double glazed window to the side elevation, tiled floor, TV point, radiator.

### Conservatory

9' 4" x 10' 8" (2.84m x 3.25m)

Double glazed conservatory with French doors to the rear garden, tiled floor, radiator.

### Bedroom One

15' 5" x 10' 2" (4.70m x 3.10m)

With double glazed window to the front elevation, built-in wardrobes, dresser and drawers, radiator.

### Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

With double glazed window to the rear elevation, radiator.

### Bedroom Three

10' 7" x 10' 0" (3.23m x 3.05m)

With double glazed window to the front elevation, built-in wardrobe, drawers and box cupboards, radiator.

### Bedroom Four

11' 0" x 7' 0" (3.35m x 2.13m)

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









### **Bathroom**

11' 2" x 7' 10" (3.40m x 2.39m)

With double glazed window to the rear elevation, corner spa bath, shower cubicle, low-level WC, wash hand basin with storage below, wall mounted storage, tiled walls, two chrome ladder style radiators.

### **Separate WC**

With double glazed window to the front elevation, low-level WC, wash hand basin, tiled floor.

### **Front Garden**

Gravel frontage with borders of shrubs

### **Rear Garden**

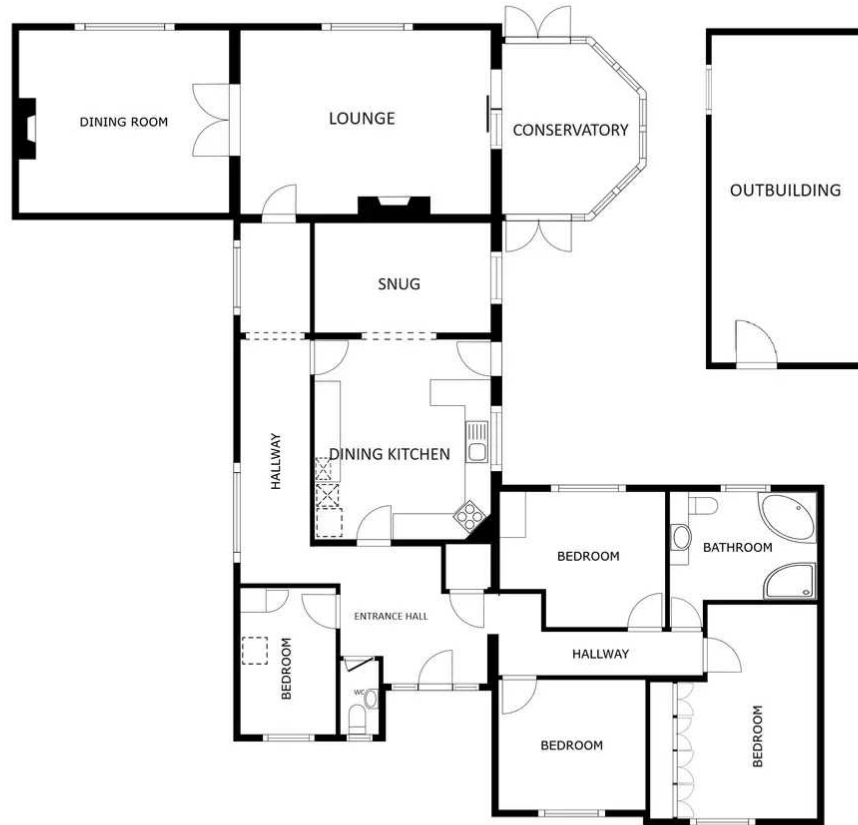
With a courtyard style patio seating area, additional raised seating area, lawn, established flowerbeds and shrubs, fencing to perimeter and backs onto open fields, the outbuilding has water supply, power and lighting.

### **Driveway 3 vehicles**

Providing off road parking for several cars.

### **Garage**

Double garage with electric up and over door to the front elevation.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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