

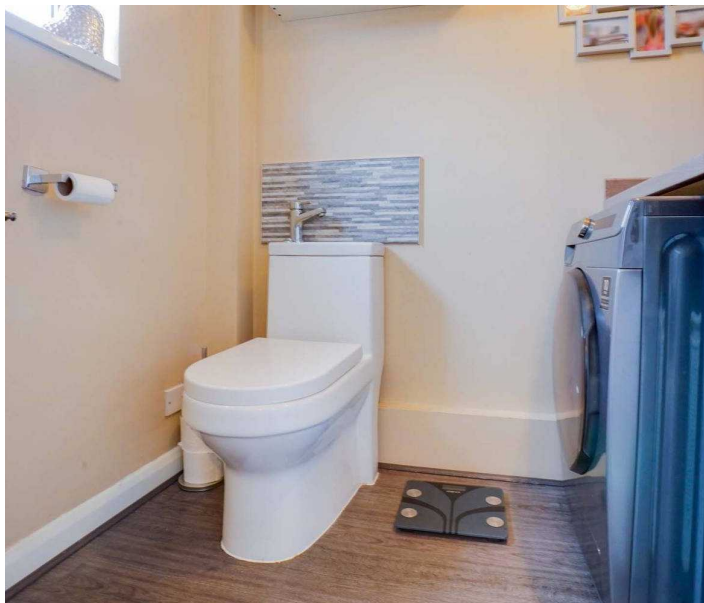


Heards Close, Wigston

In Excess of £400,000

A detached FOUR-BEDROOM home in the suburb of Wigston with a detached GARAGE.





Entrance Hall

With a double-glazed door to the front elevation, carpeting and a radiator.

Downstairs WC/ Utility

6' 6" x 4' 6" (1.98m x 1.37m)

With a double-glazed window to the front elevation, laminate flooring, WC, wash hand basin, a side unit with space under for a washer/dryer and a radiator.

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

With a double-glazed bay window to the front elevation, a double-glazed window to the rear elevation, carpeting and a radiator.

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)

With a double-glazed window to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extractor fan, understairs storage cupboard and a door leading to the rear garden.

Dining Room

9' 11" x 8' 9" (3.02m x 2.67m)

With a double-glazed window to the rear elevation, a double-glazed window to the side elevation, laminate flooring and a radiator.



First Floor Landing

With a double-glazed window to the rear elevation, carpeting, airing cupboard and a radiator.

Bedroom One

11' 9" x 9' 8" (3.58m x 2.95m)

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

Bedroom Two

9' 9" x 9' 0" (2.97m x 2.74m)

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

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m)

With a double-glazed window to the rear elevation, carpeting and a radiator.

Bedroom Four

8' 10" x 7' 0" (2.69m x 2.13m)

With a double-glazed window to the rear, carpeting and a radiator.

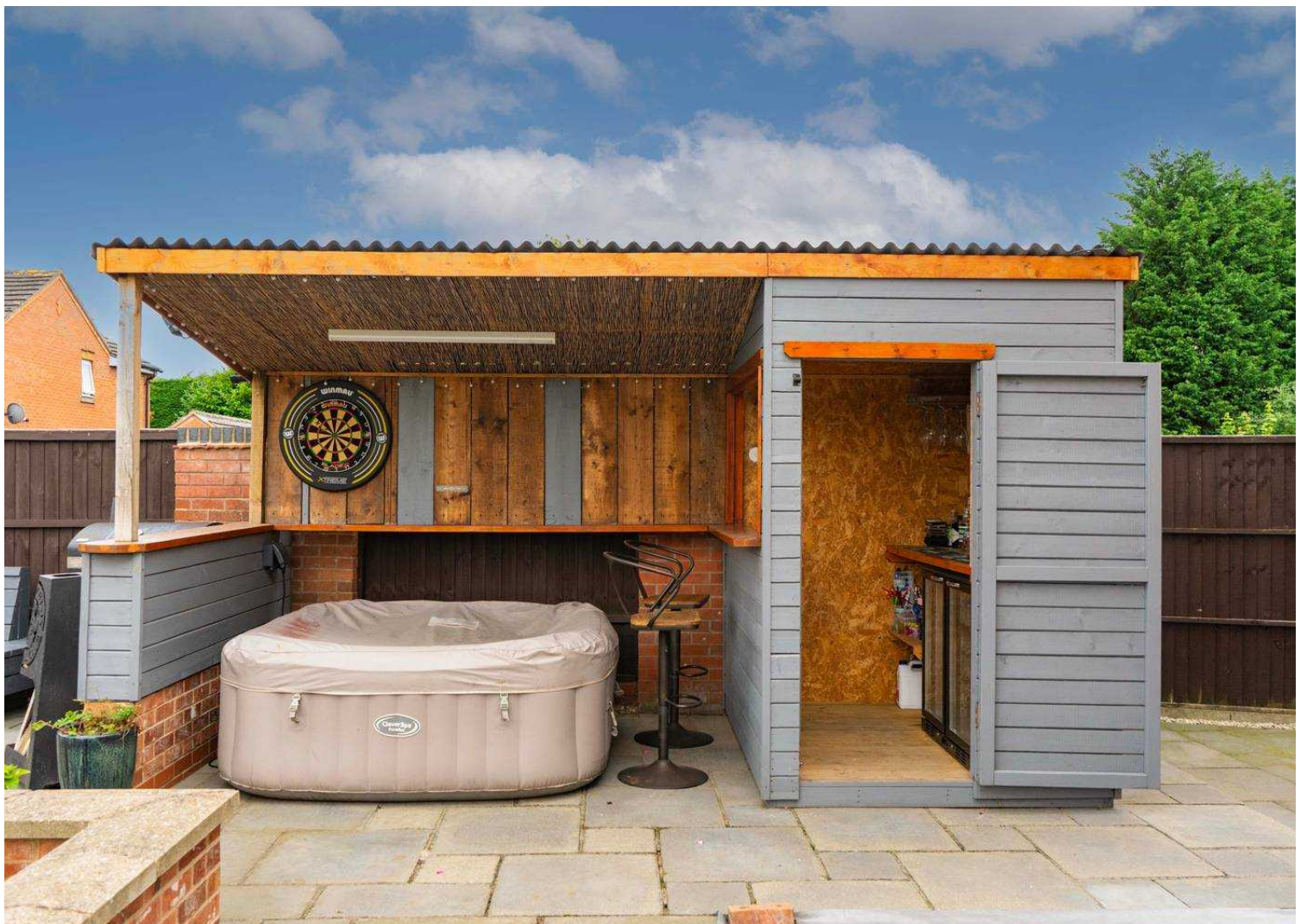
Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

With a double-glazed window to the side elevation, tiled flooring, tiled walls, bath with electric shower over, WC, wash hand basin and a heated towel rail.









Garden

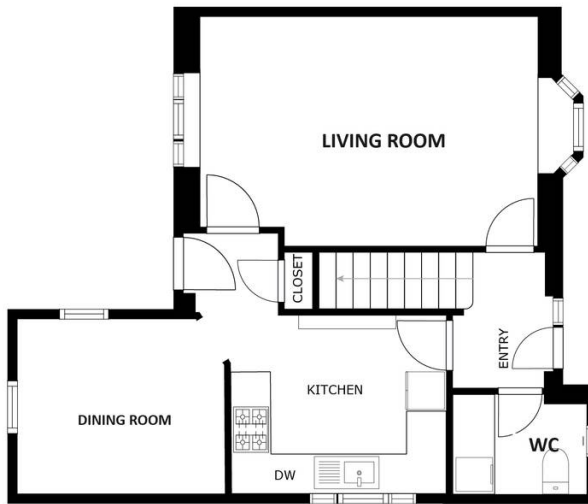
With a wrap-around slabbed patio seating area, raised lawn with sunken trampoline, well-maintained fenced perimeters, a range of shrubs and flower beds, a summer house, a wood-built garden bar, gated access to the front elevation and gated access between the garage and the house.

Driveway

Block paved driveway and shingle area for additional parking.

Garage

18'2' x 9'3" A detached single garage with a double-glazed window to the rear elevation, a door to the side elevation and an up-and-over door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 48 m², FLOOR 2: 45 m²
 TOTAL: 93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 48 m², FLOOR 2: 45 m²
 TOTAL: 93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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