

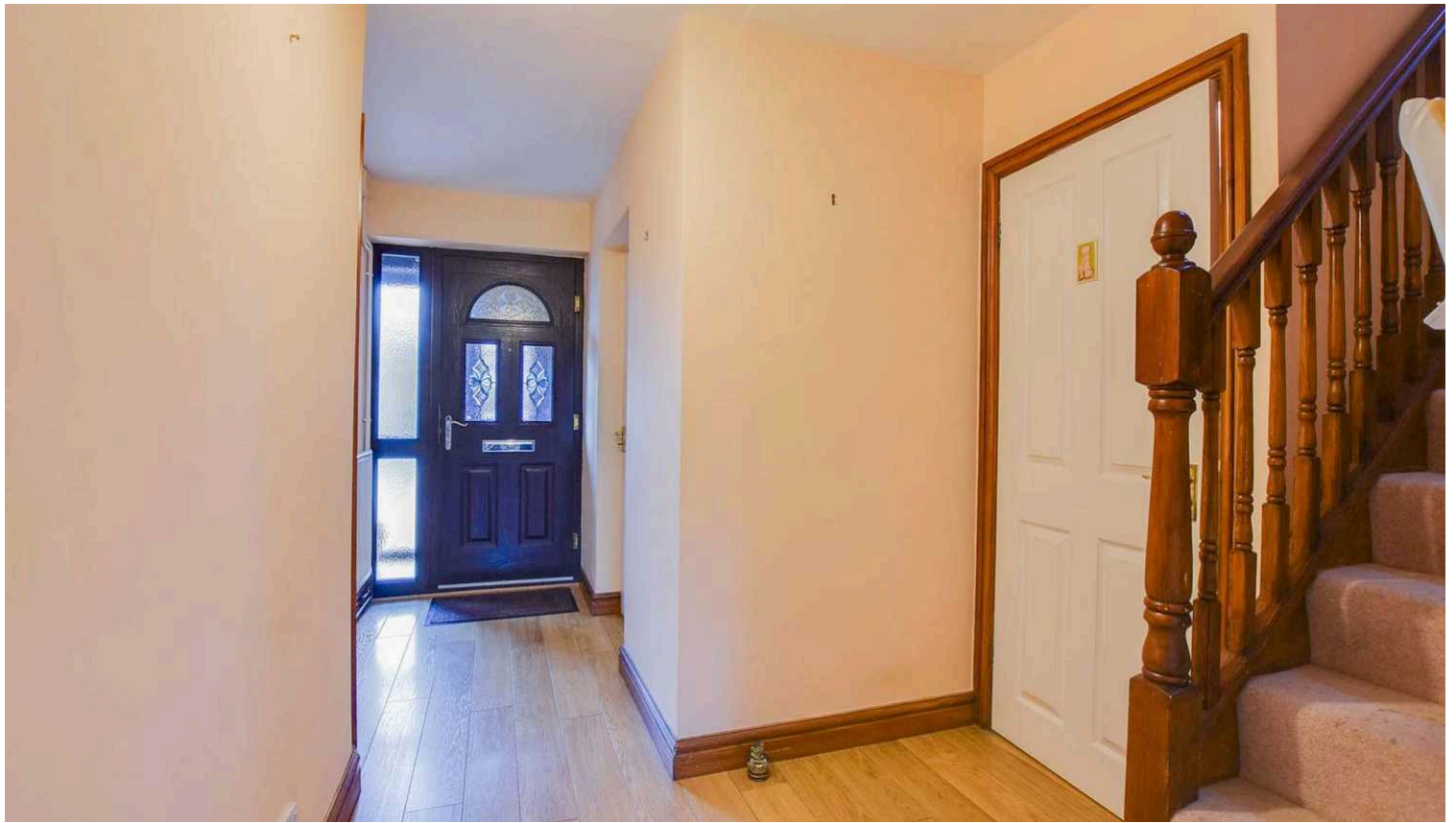


Church Nook, Wigston

Offers in Excess of £350,000

A detached four-bedroom home in a quiet CUL-DE-SAC, with sun lounge, mature garden, and NO UPWARDS CHAIN.





Entrance Porch

With laminate flooring, internal door to the:

Entrance Hall

With stairs to the first floor landing, laminate flooring, an internal door to the garage and a radiator.

Ground Floor Wc

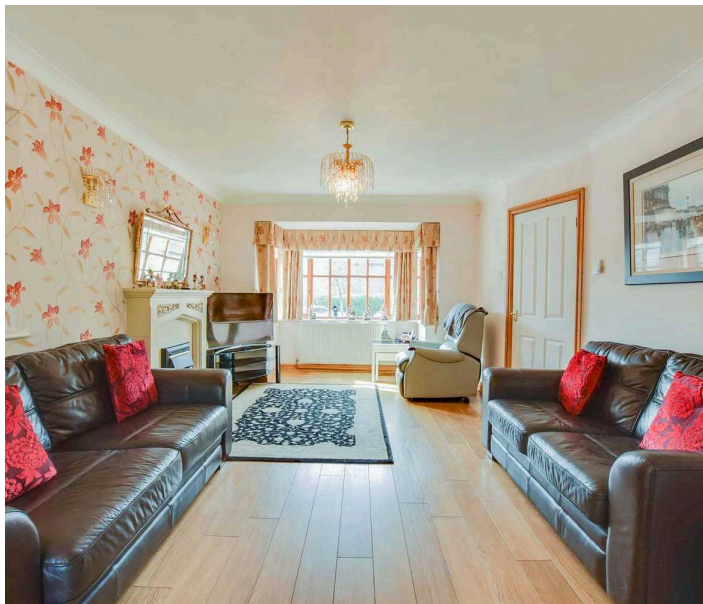
4' 7" x 2' 10" (1.40m x 0.86m)

With WC, wash hand basin, tiled walls, extractor fan and laminate flooring.

Through Lounge Dining Room

25' 0" x 11' 10" (7.62m x 3.61m)

With a double-glazed window to the front elevation, [patio door to the rear elevation, electric fire with fire surround, TV point, laminate flooring and two radiators.



Kitchen Breakfast Room

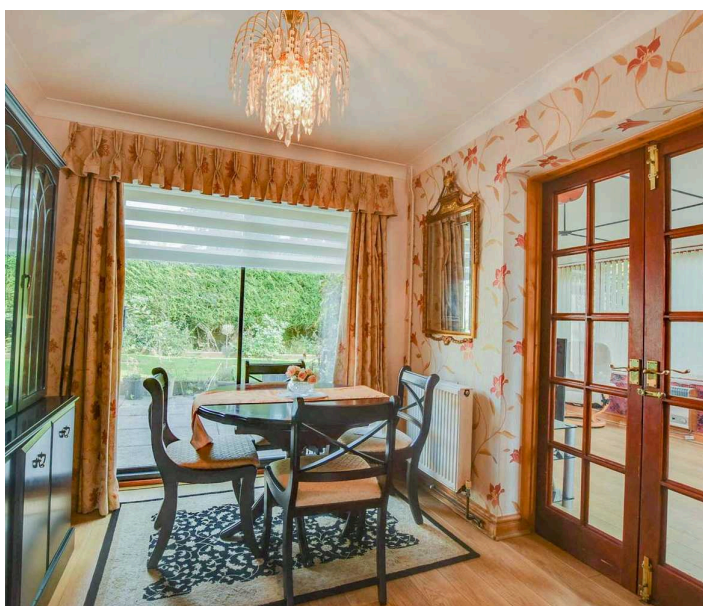
15' 5" x 9' 0" (4.70m x 2.74m)

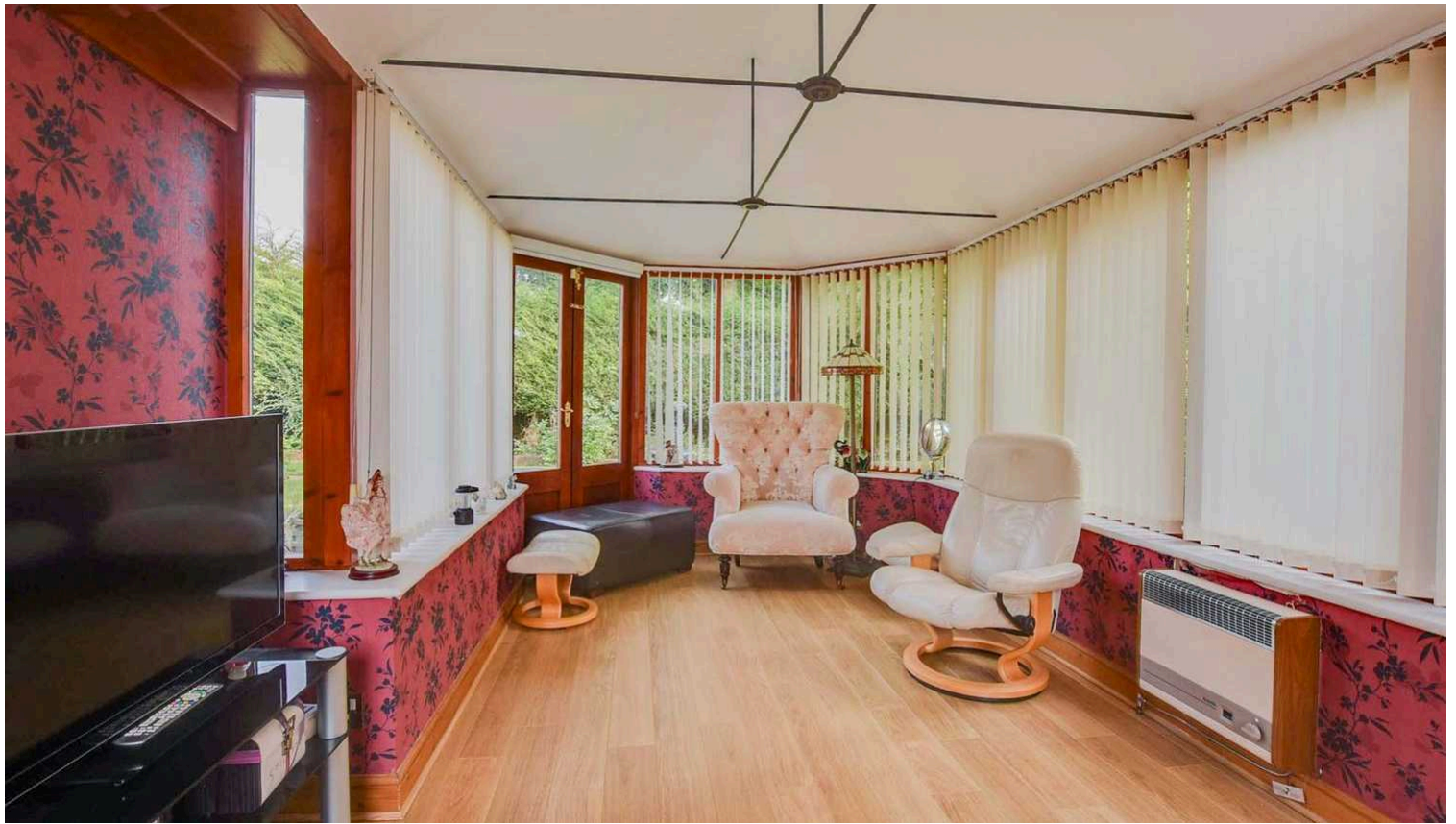
With a double-glazed door and window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, dishwasher, washing machine, fridge, gas hob with extractor hood over, display cabinet, cupboard housing boiler, lino flooring and a radiator.

Sun Lounge

17' 3" x 9' 10" (5.26m x 3.00m)

With a door to the side elevation and electric heater.





First Floor Landing

With a double-glazed window to the side elevation, airing cupboard and loft access.

Bedroom One

13' 5" x 10' 0" (4.09m x 3.05m)

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

En-Suite Shower Room

10' 3" x 3' 10" (3.12m x 1.17m)

With a double-glazed window to the side, shower cubicle with shower over, wash hand basin, WC, tiled walls, tiled flooring, extractor fan and a radiator.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

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

Bedroom Three

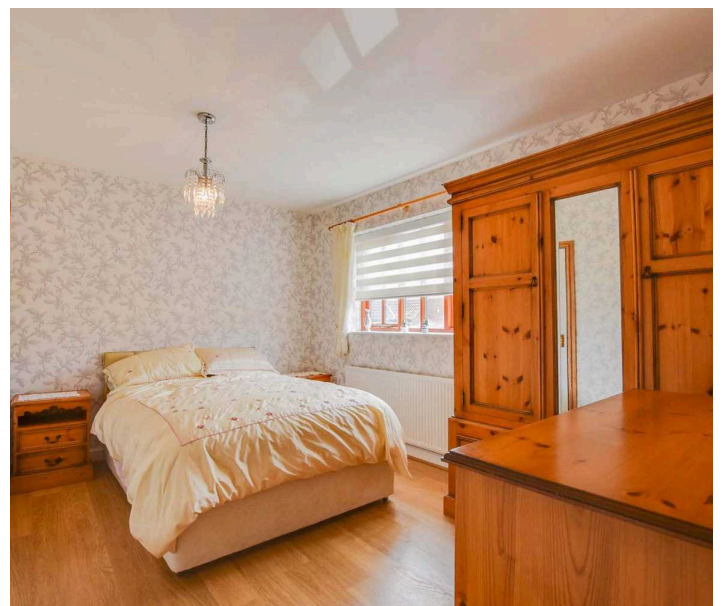
10' 5" x 6' 8" (3.18m x 2.03m)

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

Bedroom Four

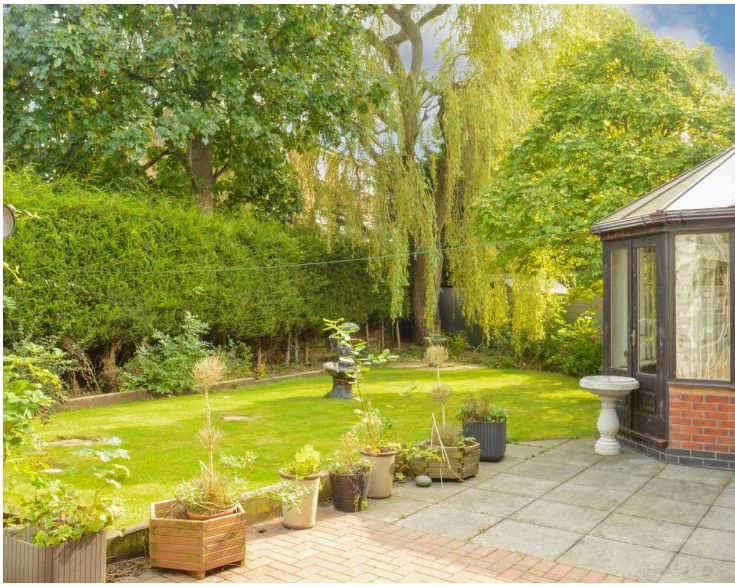
9' 1" x 7' 2" (2.77m x 2.18m)

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









Wet Room-Style Shower Room

6' 5" x 6' 0" (1.96m x 1.83m)

With a double-glazed window to the rear elevation, walk-in style shower area, wash hand basin, WC and a radiator.

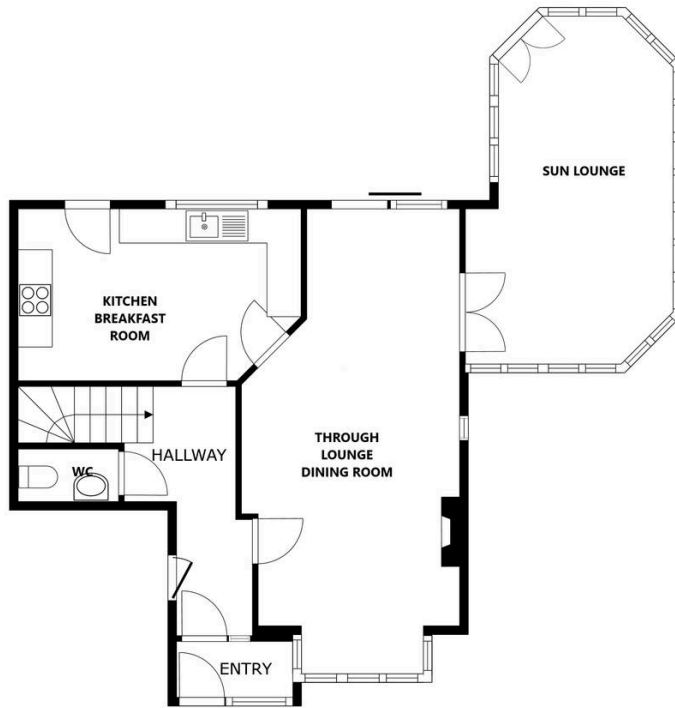
Rear Garden

With a block paved patio seating area, paved patio area, lawn, hedging to the perimeter, mature shrubs, mature trees, outside power point, tap and a storage unit measuring 15'10 x 9'10 with an up and over door to the front elevation.

Driveway

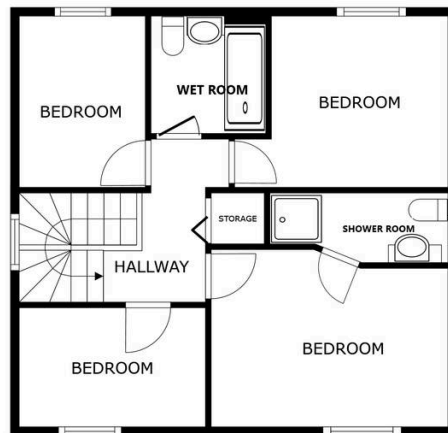
For approx four cars

Garage



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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

We'll keep you moving...



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