

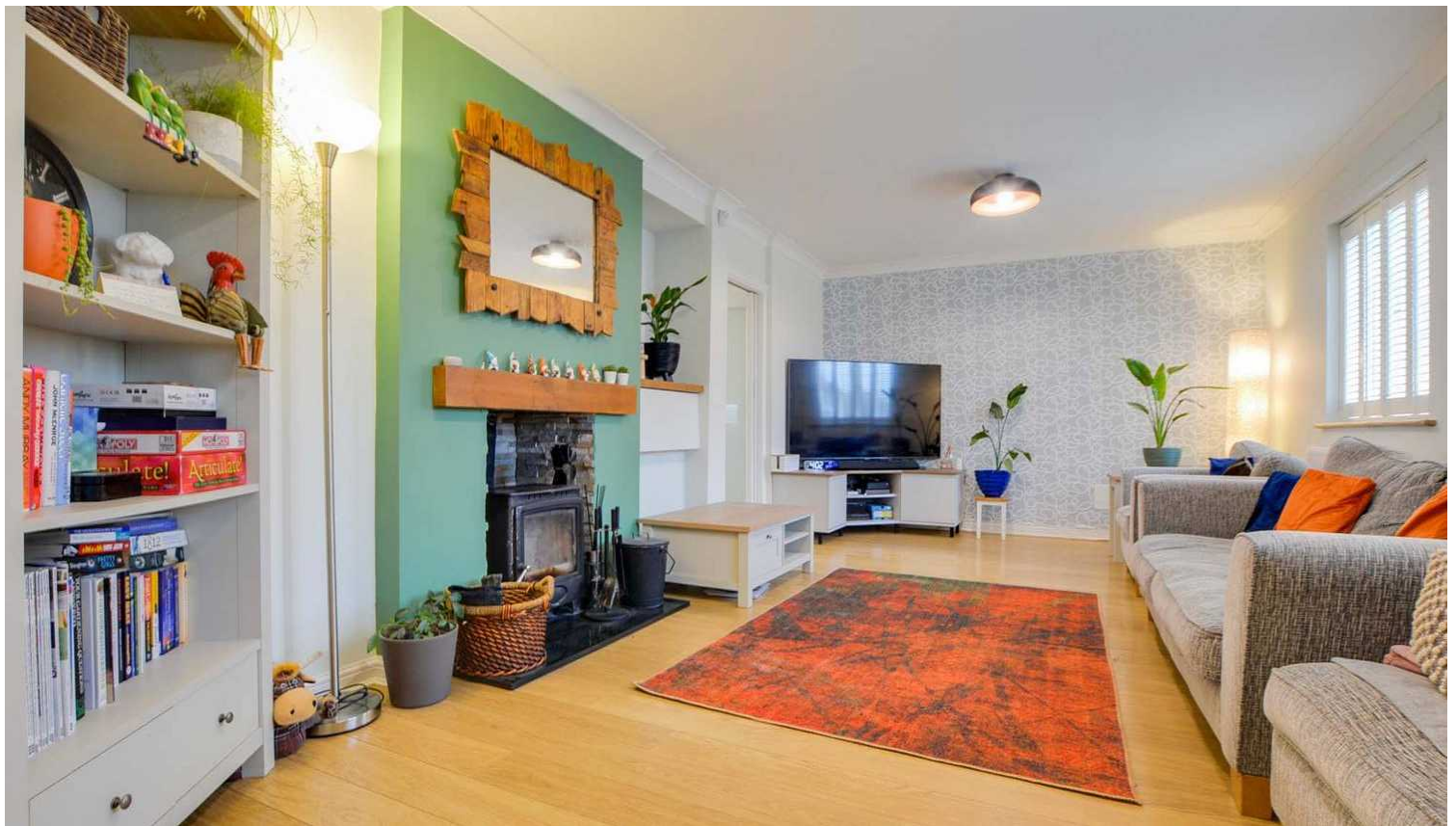


Stanhope Road, Wigston

Offers Over £450,000

A great sized and well appointed DETACHED family home located within the heart of Wigston. The accommodation is situated over THREE FLOORS to include FOUR BEDROOMS. Parking is available via a driveway providing off road parking for two cars and a double garage. No Upward Chain.





Entrance Hall

With oak floor, built-in cupboard, stairs to first floor, radiator with cover.

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

Lounge

19' 10" x 11' 10" (6.05m x 3.61m)

With two double glazed windows to the front elevation with shutters, oak floor, chimney breast with log burning stove, shelf and hearth, ceiling coving, TV point, two radiators.

Open Plan Dining Kitchen

22' 11" x 10' 6" (6.99m x 3.20m)

With double glazed window to the rear elevation, ceiling spotlights, wood effect floor, a range of wall and base units with work surfaces over, enamel sink, drainer and mixer tap, space for freestanding gas cooker, extractor hood, stainless steel splash back, space for fridge freezer, radiator.



Conservatory

10' 8" x 10' 6" (3.25m x 3.20m)

With double glazed windows to the rear and side elevations, double glazed doors to rear garden, two double glazed skylight windows, wood effect floor, electric radiator.



Utility Room

With double glazed door to the rear garden, work surface, wall unit, plumbing for washing machine, wall mounted boiler, space for tumble dryer, radiator.

First Floor Landing

With access to the following rooms:

Bedroom One

13' 10" x 11' 0" (4.22m x 3.35m)

With double glazed window to the side elevation with shutter, built-in wardrobes, TV point, radiator, door to en-suite.

En-Suite

5' 10" x 4' 10" (1.78m x 1.47m)

With double glazed window to the rear elevation, corner shower cubicle, low-level WC, wash hand basin with storage below, marble effect laminate part tiled walls, wall mounted towel rail/radiator.

Bedroom Two

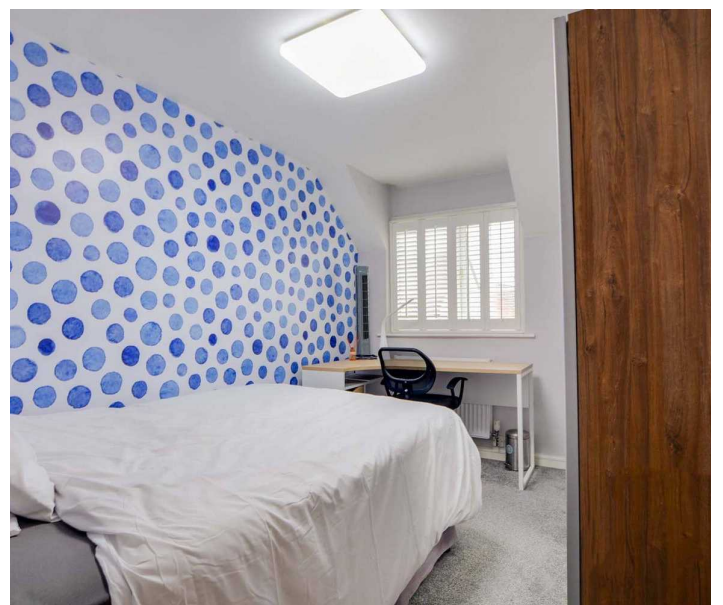
11' 10" x 8' 6" (3.61m x 2.59m)

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

Bedroom Three

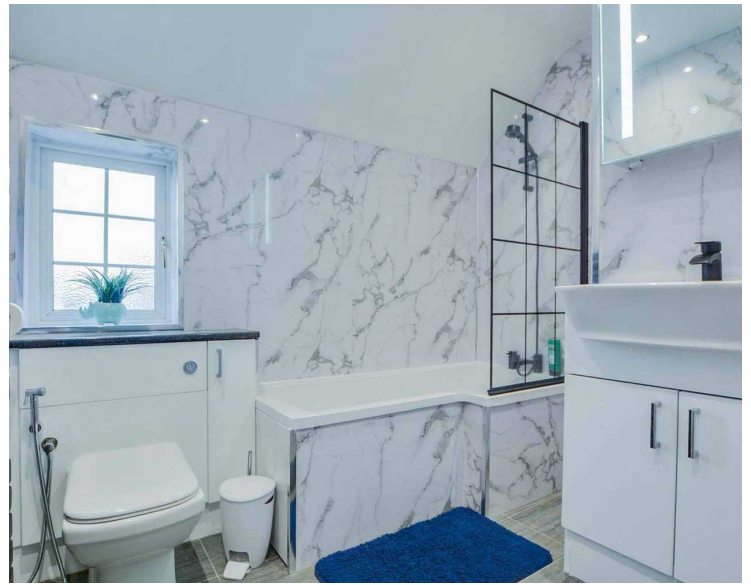
11' 10" x 8' 6" (3.61m x 2.59m)

With double glazed window to the side elevation with shutters, radiator.









Bedroom Four

9' 0" x 6' 10" (2.74m x 2.08m)

With double glazed window to the rear elevation and shutters, radiator.

Bathroom

8' 5" x 6' 7" (2.57m x 2.01m)

With double glazed window to the rear elevation, bath with mixer shower tap and shower screen, wash hand basin with storage below, low-level WC, marble effect laminate walls, wall mounted towel rail/radiator.

Second Floor Providing Bedroom Five

With double glazed window to the rear elevation with shutters, two double glazed skylights to the front elevation, radiator.

Front Garden

Lawn front garden.

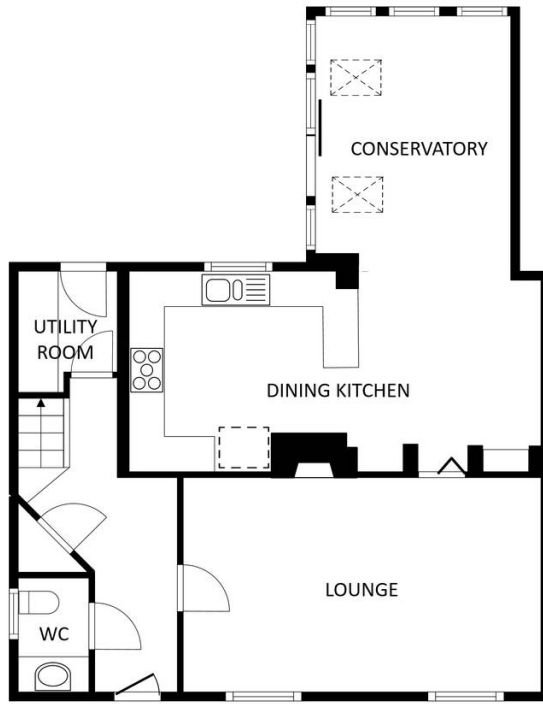
Rear Garden

With pave patio seating area, paved pathway, lawn, gravelled area.

Driveway 3 vehicles

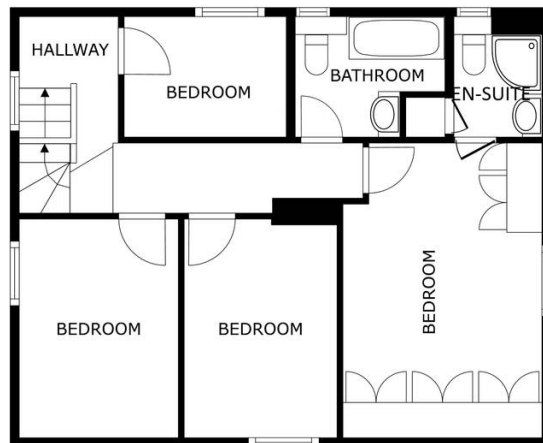
Providing off road parking.

Double Garage 2 vehicles



FLOOR 1

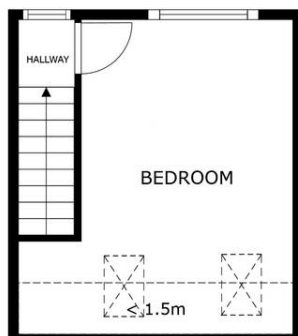
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

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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: D

We'll keep you moving...



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