



Stanhope Road, Wigston

Offers in Excess of £450,000

An EXCEPTIONAL opportunity to acquire an EXECUTIVE detached family home with a SPACIOUS living area, kitchen, master with en-suite, DOUBLE garage, and a STUNNING landscaped rear garden. No Upward Chain.





Entrance Hall

With a door to the front elevation, stairs to the first floor landing and a radiator.

Downstairs WC

With a WC, wash hand basin, tiled splashback and a radiator.

Living Room

22' 10" x 12' 6" (6.96m x 3.81m)

With a double-glazed window to the front elevation, double-glazed French doors to the rear garden, coving to the ceiling, picture rail, chimney breast with open fire and surround, TV point, radiator and opening leading to:

Dining Room

11' 0" x 11' 3" (3.35m x 3.44m)

With a double-glazed bay window to the rear elevation, coving to the ceiling, oak flooring and radiator.

Kitchen

12' 6" x 9' 7" (3.80m x 2.92m)

With a double-glazed window to the front elevation, Italian tiled flooring, breakfast bar, a Belfast sink and drainer unit with a range of wall and base units with work surfaces over, double oven, hob, chimney hood, integrated fridge, tiled splashback, radiator and a door leading to:



Utility Room

9' 5" x 5' 2" (2.86m x 1.57m)

With a double-glazed door to the rear garden, tiled flooring, sink and drainer units with base units with work surfaces over, tiled splashbacks, plumbing for a dishwasher, plumbing for a washing machine and space for a tumble dryer.

First Floor Landing

Bedroom One

13' 1" x 11' 6" (4.00m x 3.50m)

With a double-glazed window to the front elevation, radiator and door leading to:

En-Suite

5' 0" x 4' 7" (1.52m x 1.39m)

With a shower cubicle with shower over, WC, wash hand basin, tiled splashbacks and a heated towel rail.

Bedroom Two

12' 8" x 12' 7" (3.87m x 3.83m)

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

Bedroom Three

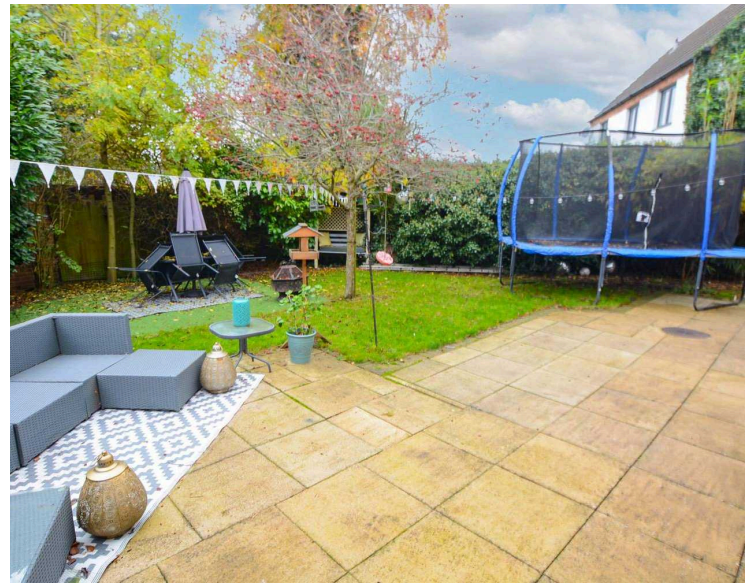
10' 0" x 9' 2" (3.04m x 2.79m)

With a double-glazed window to the rear elevation, wardrobe storage facility, TV point and a radiator.









Bedroom Four

9' 7" x 6' 7" (2.93m x 2.00m)

With a double-glazed window to the rear elevation, built-in wardrobes and a radiator.

Bathroom

9' 9" x 5' 7" (2.97m x 1.71m)

With a double-glazed window to the rear elevation, wood effect flooring, bath with shower over, Wc ,wash hand basin, tiled splashbacks and a radiator.

Front Garden

A well-maintained frontage with lawn and a variety of plants, trees and shrubs.

Rear Garden

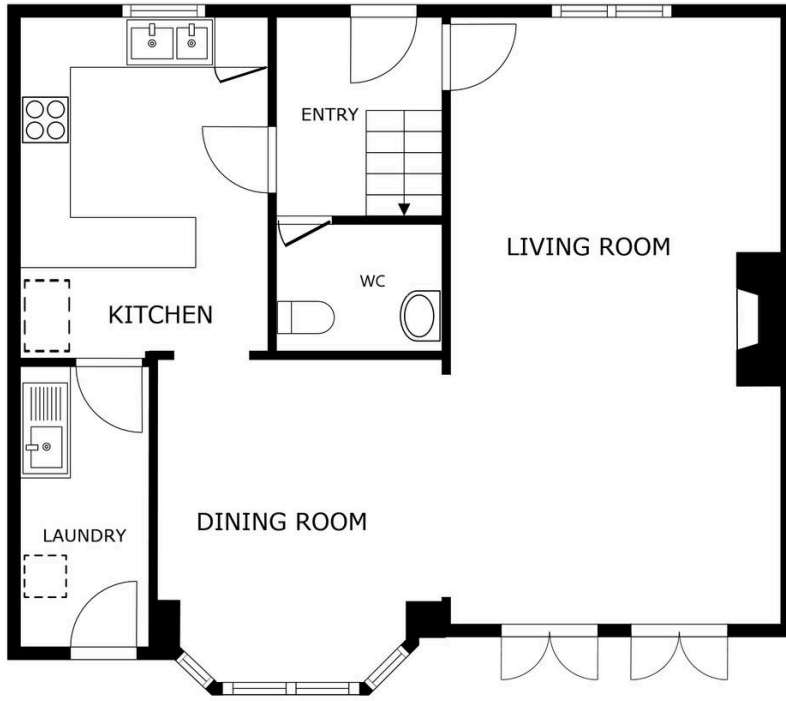
A well-maintained mature and established south-facing rear garden with patio seating area, lawn, mature and established flower beds and fenced perimeters.

Driveway

For two vehicles

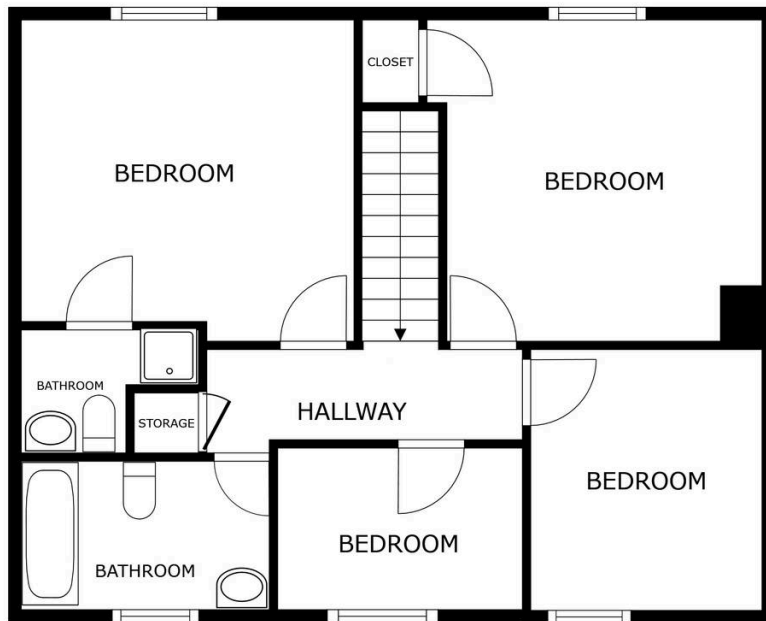
Double Garage

With up and over door to the front elevation.



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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



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