



Arndale, Wigston

£499,999

An EXECUTIVE FOUR BEDROOM detached family home providing versatile accommodation with AMPLE OFF ROAD PARKING and a garage providing a great opportunity for a larger than average family.





Entrance Porch

With access to entrance hall.

Entrance Hall

With oak floor, stairs to first floor, radiator.

Living Room

17' 1" x 12' 10" (5.20m x 3.91m)

With double glazed bow window to the front elevation, double doors to the dining room, ceiling coving, living flame gas fire with marble surround and hearth, oak floor, TV point, radiator.

Dining Room

With double glazed patio doors to the rear garden, oak floor, ceiling coving, door to entrance hall, radiator.

Kitchen Diner

11' 0" x 9' 4" (3.35m x 2.85m)

With double glazed window to the rear elevation, ceramic tiled floor, spotlights, a range of oak wall and base units with granite effect work surfaces over, stainless steel sink, drainer and mixer tap, double integrated oven, extractor hood, space for freestanding gas cooker, integrated Miele dishwasher, door to utility room.



Utility Room

8' 4" x 5' 1" (2.55m x 1.54m)

With ceramic tiled floor, oak wall and base units with granite effect work surface, stainless steel sink, drainer and mixer tap, plumbing for washing machine, cupboard housing boiler, part tiled walls, door leading to conservatory.

Conservatory

13' 4" x 9' 4" (4.07m x 2.84m)

Double glazed conservatory with double doors to the rear garden, power points, TV point, laminate floor.

Study

8' 5" x 7' 0" (2.56m x 2.13m)

Providing an ideal working from home environment, with double glazed window to the front elevation, oak floor, radiator.



Ground Floor WC

With double glazed window to the rear elevation, low-level WC, wash hand basin, mosaic part tiled walls, radiator.

First Floor Landing

With loft access.

Bedroom One

14' 4" x 12' 11" (4.38m x 3.93m)

With two double glazed windows to the front elevation, built-in wardrobes, oak floor, door leading to en-suite bathroom.









En-Suite Bathroom

11' 4" x 6' 3" (3.46m x 1.90m)

With double glazed skylight window, ceramic tiled floor, bath with shower over, shower screen, low-level WC, wash hand basin, two medicine/storage cabinets, tiled walls, chrome ladder towel rail/radiator.

Bedroom Two

13' 0" x 11' 9" (3.96m x 3.57m)

With double glazed window to the rear elevation, oak floor, built-in wardrobes, TV point, radiator.

Bedroom Three

11' 0" x 8' 5" (3.35m x 2.57m)

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

Bedroom Four

9' 0" x 6' 8" (2.75m x 2.02m)

With double glazed window to the rear elevation, built-in wardrobes, oak floor, radiator.

Bathroom

With double glazed window to the rear elevation, bath with shower over, shower screen, low-level WC, wash hand basin, tiled walls, ceramic tiled floor, radiator.

Rear Garden

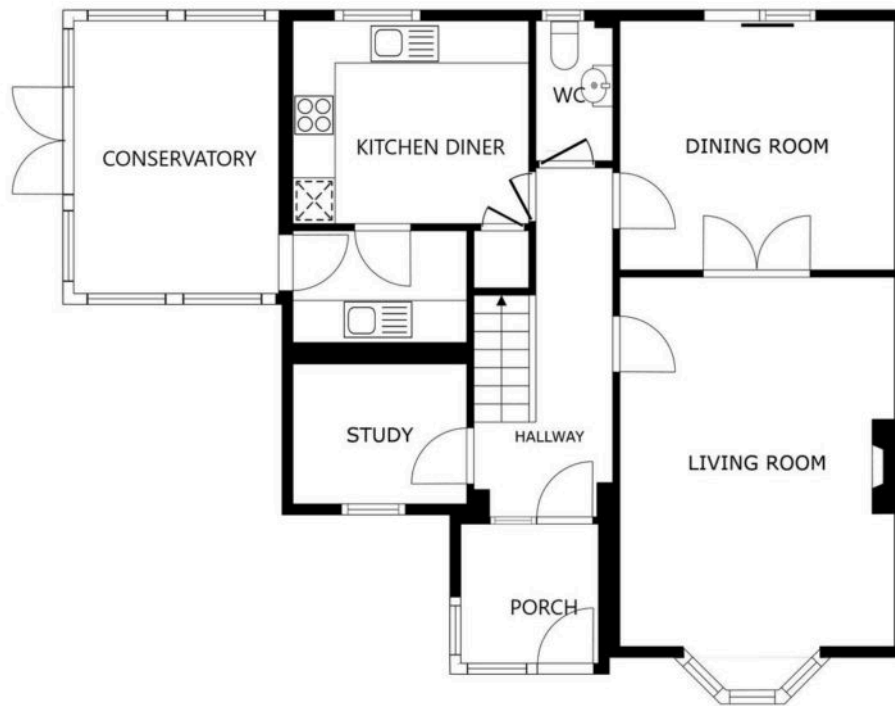
With paved patio area, lawn, flowerbeds and shrubs, fencing to perimeter.

Driveway

Providing off road parking.

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

We'll keep you moving...



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