



## Stanhope Road, Wigston

Offers Over £425,000

Situated on Stanhope Road, this executive detached home is for sale with no upward chain. It offers spacious living, four bedrooms, a double garage, and a charming garden—perfect for summer enjoyment.







#### **Entrance Hall**

With a leaded and stained double-glazed door, tiled flooring, stairs to the first floor and a radiator.

#### **Living Room**

23' 2" x 12' 5" (7.05m x 3.78m)

With a double-glazed window to the front elevation, French doors to the rear elevation, oak flooring, chimney breast incorporating a log burning stove with surround and hearth, Tv point, two radiators and steps leading to the:

#### **Dining Room**

11' 7" x 9' 10" (3.54m x 2.99m)

With a double-glazed window to the rear elevation, oak flooring, radiator and archway leading to:

#### **Kitchen**

13' 0" x 9' 11" (3.97m x 3.03m)

With a double-glazed window to the front elevation, a window to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a freestanding electric oven and hob, filter hood, plumbing for a dishwasher, space for a fridge freezer and a door leading to the:

#### **Utility Room**

9' 5" x 5' 3" (2.88m x 1.60m)

With a double-glazed window to the side elevation, a double-glazed door to the side elevation, tiled flooring, base and wall units with work surfaces over, stainless steel sink and drainer unit, tiled splashback, plumbing for a washing machine and a radiator.





#### **Downstairs WC**

With WC, wash hand basin, tiled splashbacks and a towel rail.

#### **First Floor Landing**

#### **Bedroom One**

12' 0" x 10' 11" (3.66m x 3.34m)

With a double-glazed window to the front elevation, built-in wardrobes, TV point, radiator and a door leading to:

#### **En-Suite**

5' 0" x 4' 3" (1.52m x 1.30m)

With a double-glazed window to the side elevation, shower with shower over, WC, wash hand basin with storage, tiled walls and a radiator.

#### **Bedroom Two**

12' 5" x 11' 3" (3.78m x 3.42m)

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

#### **Bedroom Three**

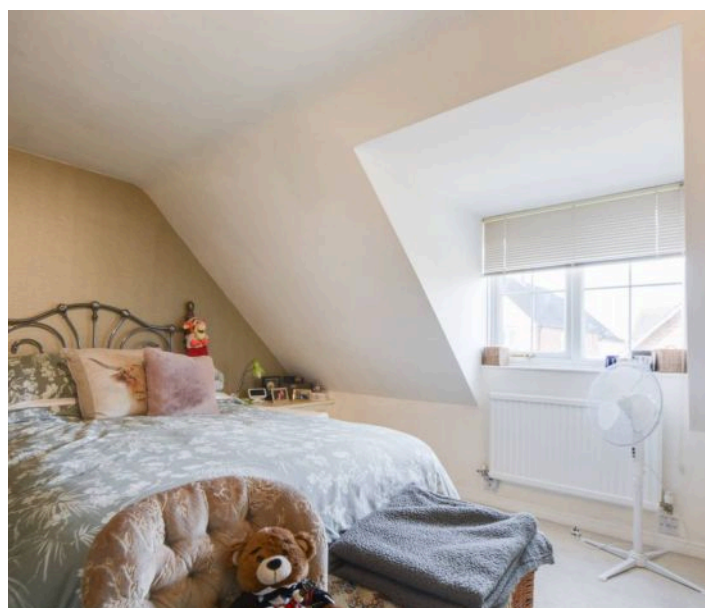
9' 10" x 9' 3" (3.00m x 2.82m)

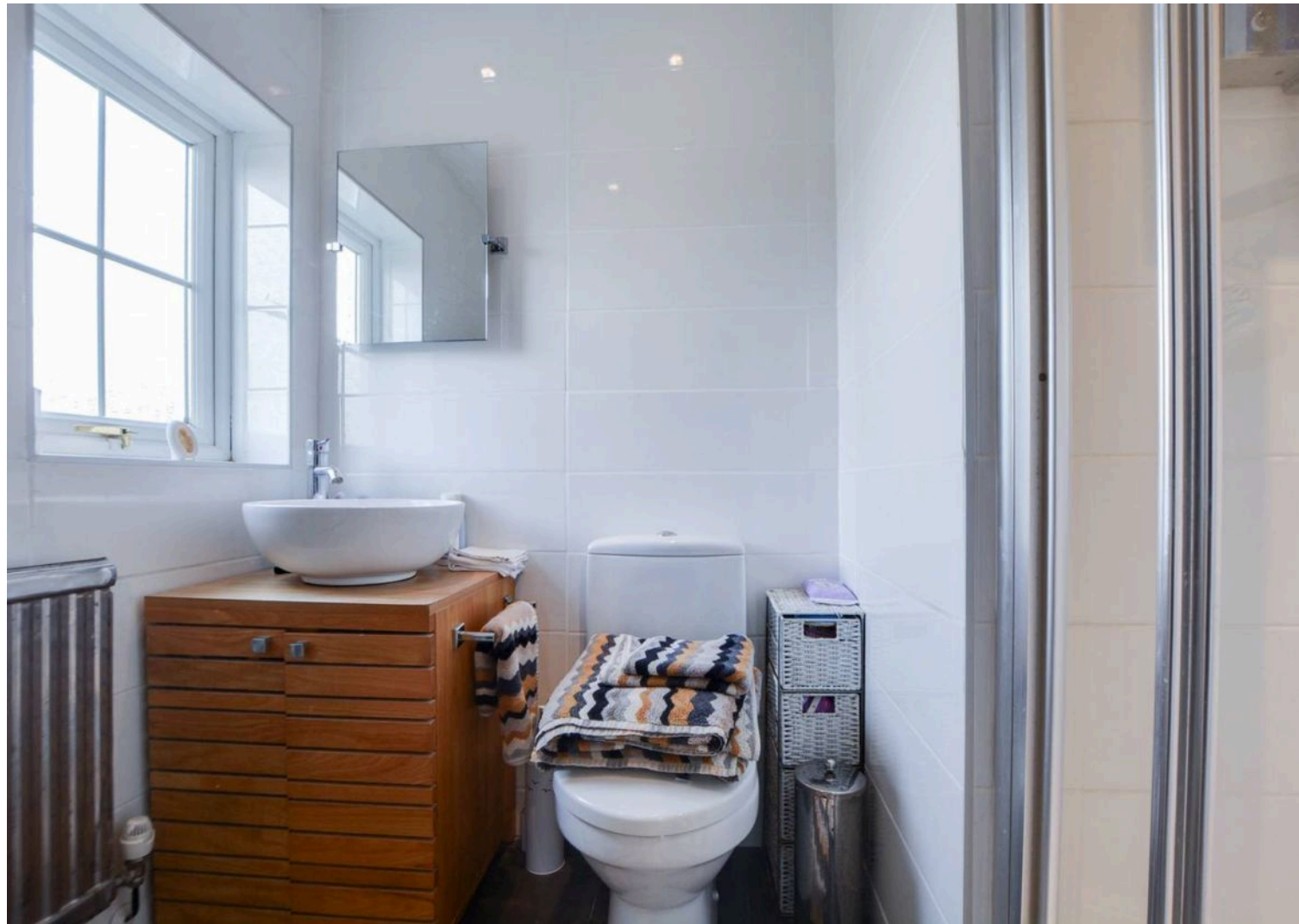
With a double-glazed window to the rear elevation and a radiator.

#### **Bedroom Four**

9' 9" x 6' 6" (2.98m x 1.98m)

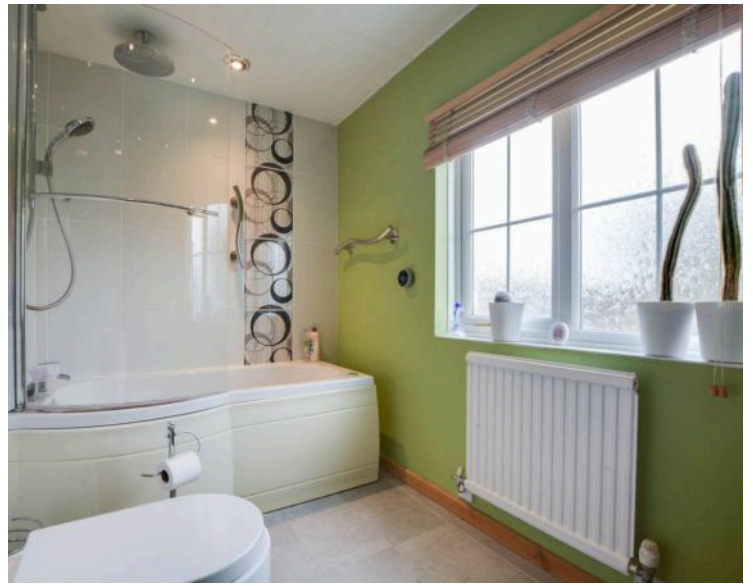
With a double-glazed window to the rear elevation and a radiator.











### **Bathroom**

9' 11" x 5' 5" (3.03m x 1.64m)

With a double-glazed window to the rear elevation, bath with shower over, shower screen, WC, wash hand basin with storage, tiled splashback, spotlights and a radiator.

### **Rear Garden**

A delightful rear garden with patio seating area, lawn area, mature and established flower bed and well-maintained fenced borders.

### **Driveway**

A well maintained driveway for two vehicles.

### **Double Garage**

With two electric doors 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

EPC Environmental Impact Rating: C

**We'll keep you moving...**



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