

## Stanbrig, Wigston

£350,000

Located in a CUL-DE-SAC on the Wigston Harcourt development is this FOUR BEDROOM detached property available with NO UPWARD CHAIN. The property sits within attractive established gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Hall

With double glazed window to the front elevation, stairs to first floor, radiator.

### Ground Floor WC/Utility Room 6' 5" x 4' 4" (1.96m x 1.32m)

With double glazed window to the front elevation, low-level WC, wash hand basin, plumbing for washing machine, tiled walls, tiled floor, wall cupboards, radiator.

### Sitting Room 17' 0" x 11' 4" (5.18m x 3.45m)

With double glazed window to the front elevation, double glazed patio doors to the rear elevation, living flame effect gas fire with fire surround, TV point, two radiators.

### Kitchen 10' 7" x 9' 0" (3.23m x 2.74m)

With double glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in double oven and gas hob with filter hood over, wall mounted boiler, pantry, part tiled walls, double glazed door to the rear elevation, radiator.



**Dining Room** 10' 0" x 8' 10" (3.05m x 2.69m)

With double glazed windows to the rear and side elevations, radiator.

**First Floor Landing**

With double glazed window to the rear elevation, loft access, airing cupboard, radiator.

**Bedroom One** 11' 6" x 9' 9" (3.51m x 2.97m)

With double glazed window to the front elevation, fitted wardrobes and drawers, built-in cupboard, radiator.

**Bedroom Two** 9' 8" x 9' 2" (2.95m x 2.79m)

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

**Bedroom Three** 8' 9" x 8' 3" (2.67m x 2.51m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.

**Bedroom Four** 8' 7" x 7' 0" (2.62m x 2.13m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.

**Bathroom** 7' 0" x 5' 7" (2.13m x 1.70m)

With double glazed window to the side elevation, tiled walls, bath with electric shower over, pedestal wash hand basin, low-level WC, heated towel rail.

**Front Garden**

Gravelled front garden with further area to the side with mature shrubs.

**Rear Garden**

With a south facing paved patio area, pond, a variety of mature flowerbeds and shrubs, apple tree, paved steps leading to vegetable plots, lawn, shed, greenhouse, summerhouse (8'10" x 6'8") with power and lighting, outside lighting, outside tap, fencing to perimeter, gate to side access.

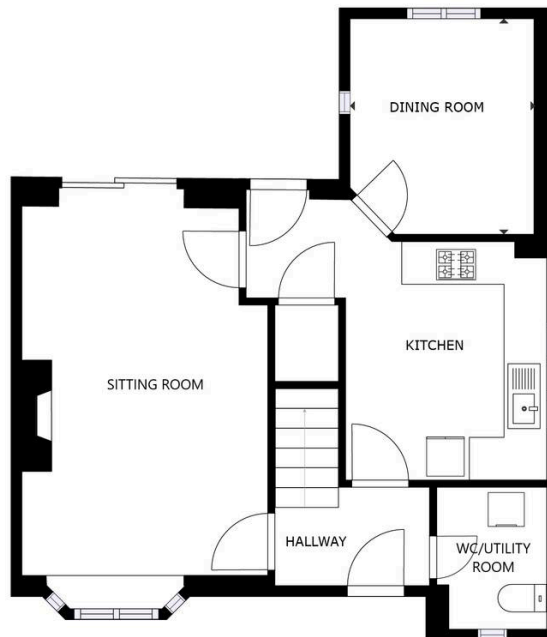
**Driveway**

Space for two vehicles leading to detached garage.

**Garage**

Measuring 18'3" x 9'3". With up and over door to the front elevation, window to the rear elevation, power and lighting.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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