



Wimborne Close, Wigston

Offers in the Region of £375,000

A WELL PRESENTED and spacious FOUR BEDROOM detached bungalow. Featuring both a bathroom and separate shower room alongside AMPLE OFF ROAD PARKING leading to a double garage.





Entrance Porch

With access to the entrance hall.

Entrance Hall

With wood effect floor, built-in cupboard, radiator.

L- Shaped Lounge Diner

Lounge Area

20' 0" x 12' 11" (6.10m x 3.94m)

With double glazed windows to the front and side elevations, electric fire with surround and hearth, dado rail, ceiling coving, TV point, radiator, steps leading to dining area.

Dining Area

10' 5" x 9' 3" (3.18m x 2.82m)

With double glazed window to the side elevation, double doors to the hallway, door leading to kitchen, dado rail, ceiling coving, radiator.

Kitchen

13' 1" x 10' 0" (3.99m x 3.05m)

With double glazed windows to the rear and side elevations, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for freestanding gas cooker, plumbing for washing machine, space for freestanding fridge freezer, door to rear garden.



Bedroom One

13' 7" x 11' 0" (4.14m x 3.35m)

Maximum measurements. With double glazed window to the rear elevation, built-in wardrobes and dressing table, radiator.

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)

With double glazed sliding patio doors providing access to the conservatory, wood effect floor, ceiling coving, radiator.

Bedroom Three

11' 10" x 11' 2" (3.61m x 3.40m)

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

Bedroom Four

9' 3" x 8' 6" (2.82m x 2.59m)

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

Conservatory

13' 11" x 11' 4" (4.24m x 3.45m)

A double glazed conservatory with double glazed French doors to rear garden, TV point, radiator.

Bathroom

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







**Shower Room**

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below and above, tiled walls, chrome towel rail/radiator.

Front Garden

Gravelled frontage with small flowerbed and shrubs.

Rear Garden

A paved rear garden with side area, workshop, fencing to perimeter.

Driveway 8 Vehicles

Tarmac driveway providing ample off road parking.

Double Garage 2 vehicles



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: D

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