



## Stanbrig, Wigston

In Excess of £345,000

CHAIN-FREE detached home on Wigston Harcourt. Spacious layout, stunning gardens, and LOTS OF POTENTIAL - ideal for buyers wanting to modernise and make it their own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







**Entrance Hall** 8' 11" x 3' 7" (2.71m x 1.09m)

With a uPVC double-glazed door to the front elevation, stairs to the first floor landing and a radiator.

**Downstairs WC** 4' 11" x 5' 5" (1.49m x 1.66m)

With a double-glazed window to the front elevation, WC, wash hand basin and tiled splashbacks.

**Living Room** 17' 7" x 13' 10" (5.35m x 4.22m)

With a double-glazed window to the front elevation, gas fire with surround, TV point and a radiator.

**Dining Room** 10' 10" x 9' 2" (3.29m x 2.79m)

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

**Kitchen** 11' 2" x 8' 2" (3.41m x 2.48m)

With a double-glazed window to the rear elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, a boiler, tiled splashback, four four-ring gas hob, an electric oven, an extractor fan, dry store, plumbing for a washing machine and a double-glazed door to the rear garden.





### **First Floor Landing**

With a double-glazed window to the side elevation, a loft inspection hatch and a storage cupboard,

**Bedroom One** 10' 10" x 10' 7" (3.31m x 3.22m)

With a double-glazed window to the front elevation, built-in wardrobes, door to the en-suite and a radiator.

**En-Suite** 5' 7" x 5' 5" (1.71m x 1.65m)

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

**Bedroom Two** 11' 2" x 9' 4" (3.40m x 2.84m)

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

**Bedroom Three** 9' 3" x 8' 2" (2.82m x 2.48m)

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

**Bathroom** 7' 5" x 6' 2" (2.26m x 1.88m)

With a double-glazed window to the front elevation, bath with mixer shower tap, shower screen, WC, wash hand basin, tiled splashbacks and a radiator.

### **Front Garden**

A mature and established front garden with hedging and a lawn area.

### **Rear Garden**

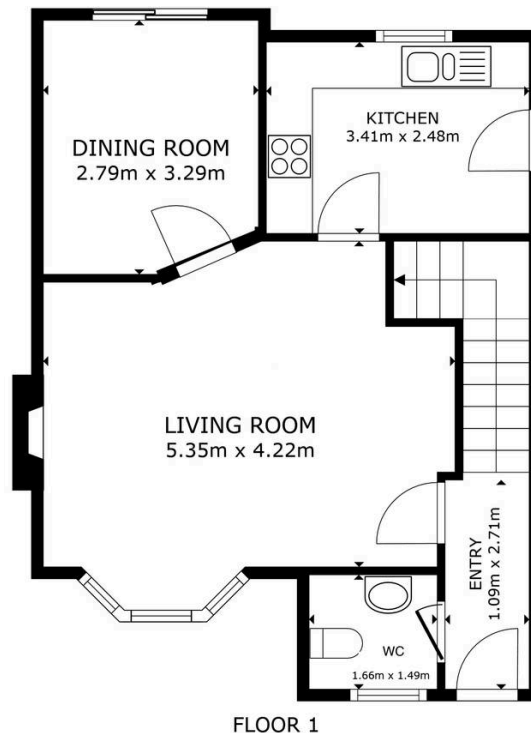
An established rear garden with a patio seating area, lawn and mature and established plant and shrub borders.

### **Driveway**

2 vehicles

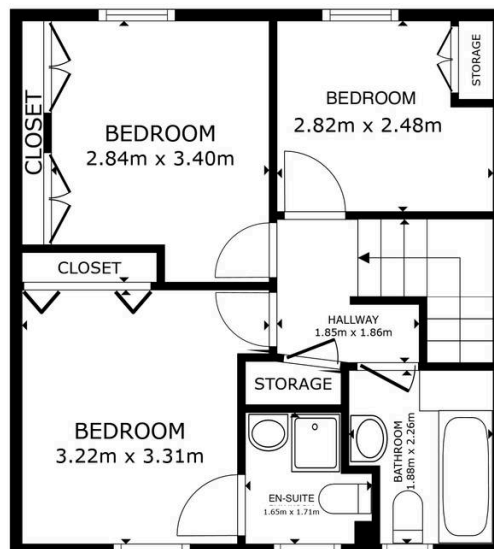
### **Garage** 1 vehicle

With up and over garage door.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 41.7 m<sup>2</sup>  
TOTAL : 90.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 48.9 m<sup>2</sup> FLOOR 2 41.7 m<sup>2</sup>  
TOTAL : 90.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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