

## Rawson Drive, Wigston

Offers in Excess of £425,000

An EXECUTIVE FOUR BEDROOM detached family home has been constructed by renowned developer Redrow Homes. The property presents EXCEPTIONAL accommodation an open plan living fitted dining kitchen.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B







### Entrance Hall

Via a composite front door, with wood effect floor, stairs to first floor, radiator.

### Lounge 16' 4" x 11' 5" (4.98m x 3.49m)

Measurement into bay window. With double glazed bay window to the front elevation, TV point, radiator.

### Open Plan Living Fitted Dining Kitchen 19' 6" x 14' 7" (5.95m x 4.45m)

With double glazed windows and French doors to the rear elevation, spotlights, a range of wall and base units with work surface over, breakfast bar, inset four ring gas hob and double oven, extractor hood, glazed splash back, integrated dishwasher, integrated fridge freezer, integrated wine chiller, under stairs storage cupboard, part tiled walls, wood effect floor, wall mounted radiator.

### Ground Floor WC

With double glazed window to the front elevation, wood effect floor, low-level WC, wash hand basin, part tiled walls, radiator.

### First Floor Landing

With double glazed window to the side elevation, built-in cupboard, loft access.



**Bedroom One** 14' 7" x 9' 11" (4.45m x 3.01m)

With double glazed bay window to the front elevation, door to en-suite, TV point, radiator.

**En-Suite Shower Room** 7' 4" x 4' 4" (2.23m x 1.31m)

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin, part tiled walls, ladder style towel rail/radiator.

**Bedroom Two** 11' 11" x 9' 11" (3.63m x 3.01m)

With double glazed window to the rear elevation, radiator.

**Bedroom Three** 9' 5" x 7' 7" (2.88m x 2.32m)

With double glazed window to the rear elevation, radiator.

**Bedroom Four** 8' 7" x 7' 5" (2.61m x 2.27m)

With double glazed window to the front elevation, radiator.

**Bathroom** 6' 9" x 5' 9" (2.06m x 1.75m)

With double glazed window to the side elevation, ceramic tiled floor, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, ladder style towel rail/radiator.

**Front Garden**

With paved pathway, lawn, shrubs.

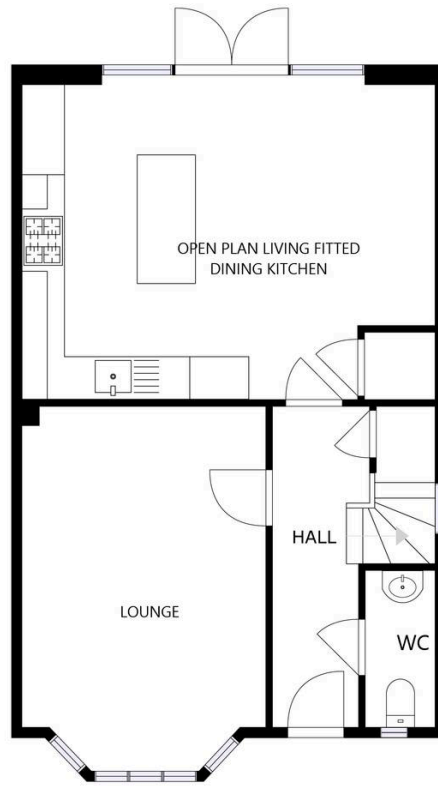
**Rear Garden**

With paved patio seating area, lawn, fencing and brick surround, gate to side access.

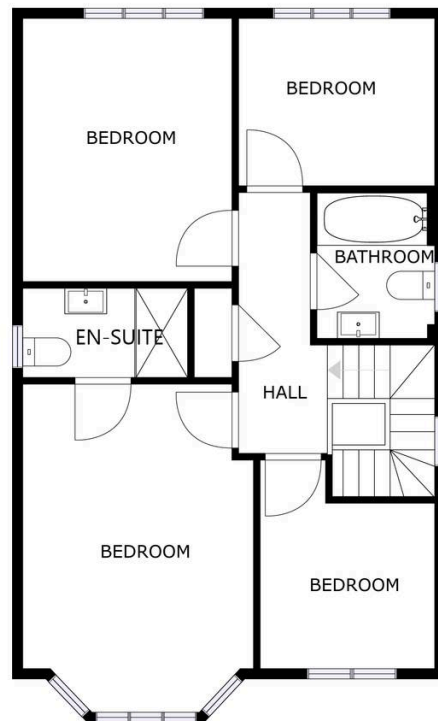
**Driveway** 2 Vehicles

**Garage**

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1



FLOOR 2



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



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