

Granville Road, Wigston

£585,000

Located on a tree-lined cul-de-sac is this UNIQUE WELL DESIGNED detached property occupying a generous sized plot. The accommodation retains a blend of ORIGINAL CHARACTER and modern touches.





Entrance Porch

With an internal door to entrance hall.

Entrance Hall

With wooden floor, stairs to first floor, under stairs storage cupboard, radiator.

Reception Room One

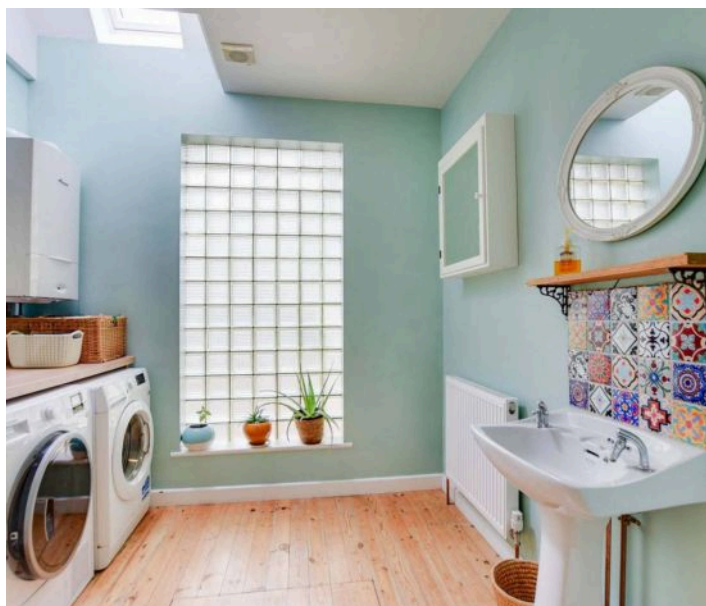
14' 2" x 11' 3" (4.31m x 3.42m)

With double glazed window to the front elevation, feature log burner, wooden floor, radiator.

Reception Room Two

11' 7" x 10' 8" (3.52m x 3.24m)

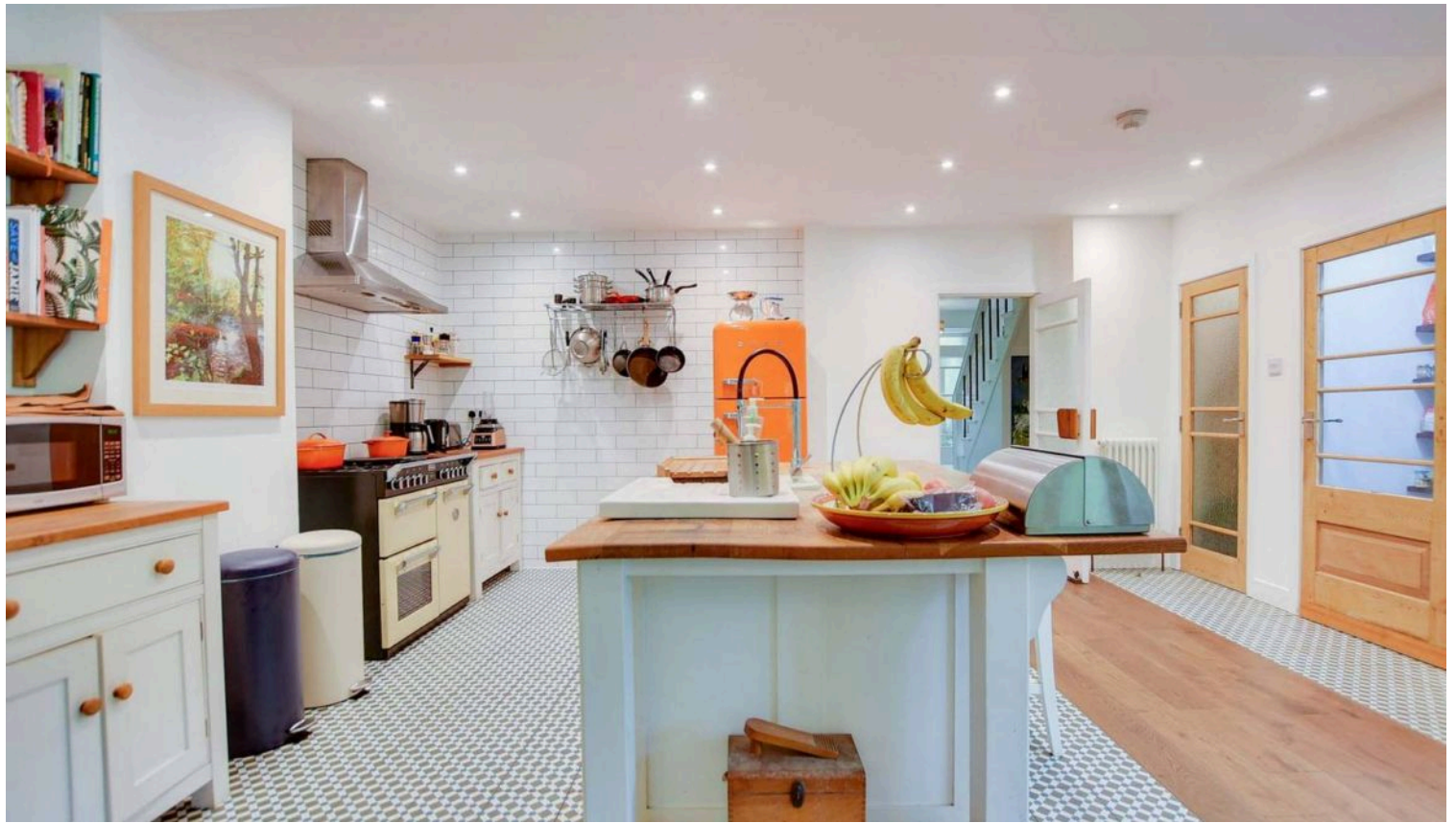
Providing an ideal reception room or potential further bedroom, with double glazed window to the front elevation, internal window to garage, wooden floor, radiator.



Open Plan Living Kitchen Dining Room

24' 2" x 20' 6" (7.37m x 6.25m)

narrowing to 5.34 m. With two sets of bi-fold doors to the rear elevation, bi-fold doors to the side elevation, part wooden and part tiled floor, part tiled walls, centre island with ceramic sink and drainer unit, gas cooker point, stainless steel chimney hood over, two freestanding base units, cloaks cupboard, built-in pantry, inset ceiling spotlights, dining area and seating area, two traditional style radiators.



Ground Floor WC/Utility Room

8' 4" x 7' 7" (2.54m x 2.32m)

With skylight window to the rear elevation, glass block window to the rear elevation, low-level WC, pedestal wash hand basin, plumbing for washing machine, wall mounted boiler, wooden floor, radiator.

First Floor Galleried Landing

With double glazed window to the front elevation, loft access, seating area with eaves storage, two skylight windows to the rear elevation, two traditional style radiators.

Bedroom One

12' 7" x 21' 11" (3.84m x 6.68m)

narrowing to 3.93 m. With three skylight windows to the side elevations, three double glazed windows to the rear elevation, two built-in wardrobes, vaulted ceiling, part wooden floor, radiator.

En-Suite Shower Room

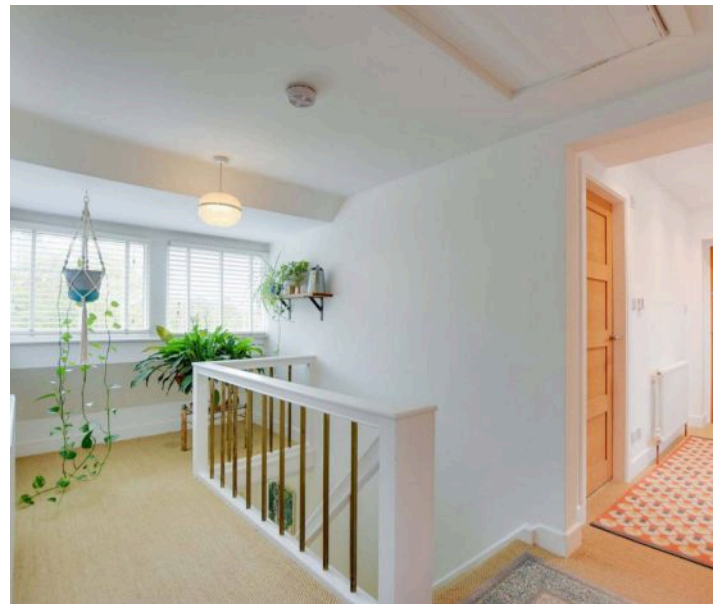
7' 3" x 6' 11" (2.20m x 2.10m)

With skylight window to the rear elevation, spotlights, tiled shower cubicle, low-level WC, wash hand basin, tiled floor, heated chrome towel rail, under floor heating.

Bedroom Two

12' 8" x 11' 4" (3.87m x 3.45m)

With double glazed window to the side elevation, two skylight windows to the front elevation, built-in double wardrobe and one single wardrobe, eaves storage, decorative alcove, radiator.









Bedroom Three

18' 6" x 9' 3" (5.65m x 2.83m)

With two skylight windows to the front elevation, French doors to the rear elevation leading to a balcony, vaulted ceiling, wooden floor, radiator.

Bathroom

10' 6" x 10' 0" (3.21m x 3.06m)

With double glazed window to the front elevation, skylight window to the front elevation, roll top bath with mixer tap shower attachment, wash hand basin, low-level WC, spotlights, extractor fan, traditional style radiator, chrome towel rail, under floor heating.

Front Garden

Paved and gravelled front with established trees and shrubs providing privacy.

Rear Garden

With paved and gravelled patio areas, pergola, mature Wisteria, outside lighting, outside tap, lawn, established mature flowerbeds, shrubs and trees, workshop and store with power and lighting, archway and gated access leading to a further lawn area with mature shrubs and trees, shed, fencing to perimeter.

Driveway 2 vehicles

Garage

6.43 m x 3.78 m. With roll up door to the front elevation, door to the front elevation, French doors to the rear elevation, power and lighting, secure store room.

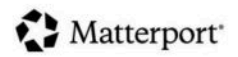
Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Disclaimer:

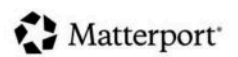
Please note that this property is held under two separate title deeds—one relating to the house and its immediate grounds, and a second covering an additional parcel of land/garden. Prospective purchasers are advised to make their own enquiries with the Land Registry or their legal representative to confirm the extent, boundaries, and any associated rights or restrictions before proceeding.



FLOOR 1



FLOOR 2





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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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