



Welford Road, Wigston

In Excess of £450,000

A one-of-a-kind FOUR-BEDROOM detached home, individually designed by a local architect and built in 1978. Sitting on a generous plot, it offers versatile living space and plenty of character.





Entrance Vestibule

With double glazed window to the front elevation.

Dining Room/Hall

16' 11" x 11' 2" (5.15m x 3.40m)

This room overlooks the additional courtyard garden and is currently used as a larger dining room but would also serve as an additional reception room if required, with double glazed window to the side elevation, stairs to first floor, a radiator, door leading to inner lobby.

Inner Lobby

With access to the ground floor WC and garage.

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin.

Study

9' 3" x 8' 9" (2.82m x 2.66m)

With double glazed windows to the front and side elevations, ample storage cupboards, radiator.

Living Room

16' 5" x 14' 3" (5.00m x 4.35m)

With double glazed patio doors to the rear elevation, oak floor, chimney breast with open log burning fire (additional gas point still in place), brick surround and hearth, TV point, interconnecting door to the sun lounge, radiator.





Breakfast Kitchen

12' 0" x 10' 3" (3.67m x 3.12m)

With double glazed window to the front elevation, vinyl tiled floor, a range of wall and base units with Askilan work surface over, breakfast bar, one and a half stainless steel sink with mixer tap with Abode water filter, inset five ring gas hob with integrated double oven, extractor hood, stainless steel splash back, plumbing for dishwasher, space for fridge, downlights, door leading to utility room.

Utility Room

7' 5" x 5' 10" (2.25m x 1.78m)

With double glazed window to the front elevation, double glazed door leading to the courtyard garden and a covered passage to the rear garden, vinyl tiled floor, base units with worksurface over, stainless steel sink and drainer with mixer tap, part tiled walls, plumbing for washing machine, space for tumble dryer, wall mounted GlowWorm boiler, door leading to a built-in larder.

Dining Room

11' 0" x 9' 6" (3.36m x 2.89m)

With double glazed window to the side elevation, glazed panelling, single glazed door to the sun lounge, radiator.

Sun Lounge

9' 7" x 7' 8" (2.91m x 2.34m)

With three skylight windows, double glazed patio doors to the rear garden.









First Floor Landing

With two built-in cupboards, one housing the water tank and solar panel system.

Bedroom One

12' 8" x 9' 5" (3.85m x 2.87m)

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

En-Suite

8' 5" x 5' 3" (2.56m x 1.59m)

With double glazed window to the front elevation, shower cubicle, low-level WC, bidet, wash hand basin, tiled walls, downlights, shaver point, chrome wall mounted radiator.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.03m)

With double glazed window to the front elevation, radiator.

Bedroom Three

17' 1" x 6' 11" (5.20m x 2.12m)

With double glazed skylight window to the rear elevation, built-in wardrobes, additional eaves storage, radiator.

Bedroom Four

11' 10" x 6' 11" (3.61m x 2.11m)

With double glazed skylight window to the rear elevation, built-in wardrobes, additional eaves storage, radiator.

Bathroom

6' 10" x 6' 4" (2.09m x 1.92m)

With double glazed windows to the side elevation, ceramic tiled floor, bath with spa jets, shower and shower screen, low-level WC, ceramic bowl wash hand basin, shaver point, tiled walls, downlights, chrome wall mounted radiator.

Rear Garden

A good size L-shaped rear garden with paved patio seating area, lawn, mature established flowerbeds and shrubs, fruit trees, vegetable plot, water feature, shed, greenhouse.

Garden

An additional courtyard garden situated to the side of the property with shrubs.



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Driveway 4 vehicles

Single Garage

Double door garage with additional side entrance and internal door leading to a lobby and the downstairs WC.

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.

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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