

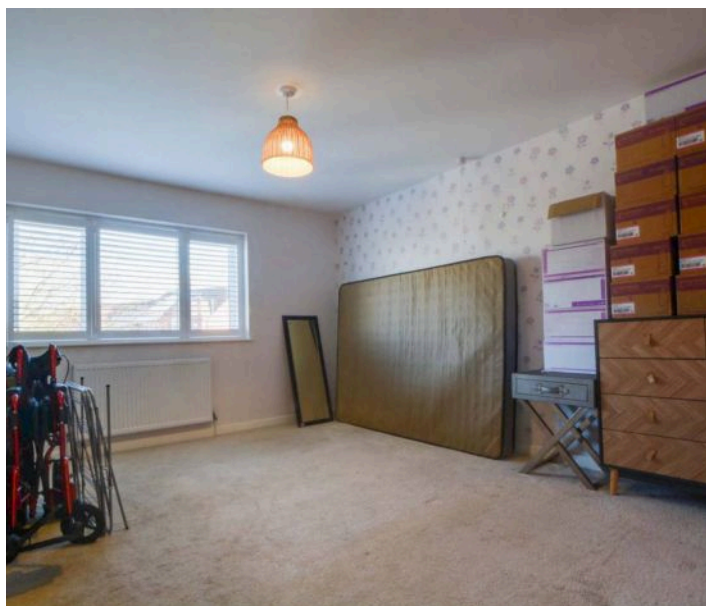


Cleveland Road, Wigston

£400,000 Freehold

A spacious detached home in Wigston, offering generous open-plan living, four double bedrooms plus a ground floor fifth bedroom with its own adapted wet room. With a driveway and a rear garden.





Entrance Hall

The property opens into a welcoming entrance hall with a composite front door and a double-glazed window bringing in light from the front. The herringbone flooring sets the tone for the rest of the home, and stairs rise to the first-floor landing

Open Plan Lounge / Dining Kitchen

Lounge Dining Area

26' 0" x 15' 5" (7.92m x 4.70m)

This generous open-plan space feels bright and airy thanks to a double-glazed window to the front, two side windows and bi-folding doors opening out to the rear garden. Oak flooring with underfloor heating runs through the room, and there's a cast-iron fuel-burning stove set on a tiled hearth. The space also includes a television point and spotlights. The lounge dining area is open to the kitchen.

Kitchen Area

19' 11" x 11' 1" (6.07m x 3.39m)

The kitchen enjoys plenty of natural light from two rear-facing double-glazed windows. It features ceramic tiled flooring with underfloor heating, matching gloss wall and base units and solid oak work surfaces with oak upstands. There is a breakfast bar, inset stainless steel sink with mixer tap, four-ring gas hob with stainless steel splashback, double oven with extractor fan above, integrated dishwasher and space for a fridge freezer. Spotlights complete the room.



Ground Floor Bedroom Five

16' 6" x 12' 6" (5.03m x 3.82m)

This ground floor bedroom has a dual aspect with double-glazed windows to the front and rear. It includes wood-effect flooring, a built-in double cupboard and a sliding door that leads directly into the wet room.

Ground Floor Wet Room

9' 6" x 6' 9" (2.90m x 2.06m)

An adapted wet room fitted with a corner shower, low-level WC and wash hand basin, finished with marble-effect splashbacks.

First Floor Landing

The first floor landing provides access to the bedrooms and bathroom.

Bedroom One

14' 4" x 10' 0" (4.36m x 3.04m)

A rear-facing double-glazed window with feature shutters brings light into this room. It includes a wardrobe with shelving, a radiator and a door leading to the en-suite.

En-Suite to Bedroom One

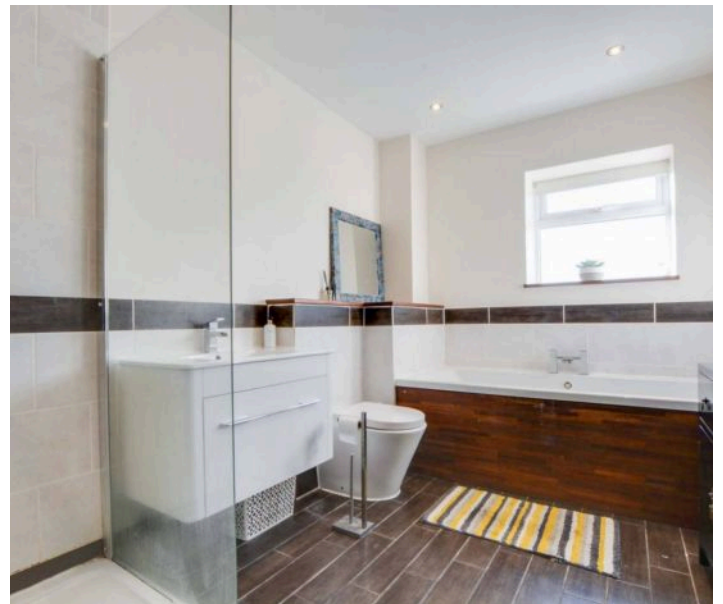
5' 9" x 5' 8" (1.75m x 1.73m)

Fitted with a corner shower cubicle, low-level WC, wash hand basin, tiled splash backs and a chrome radiator.

Bedroom Two

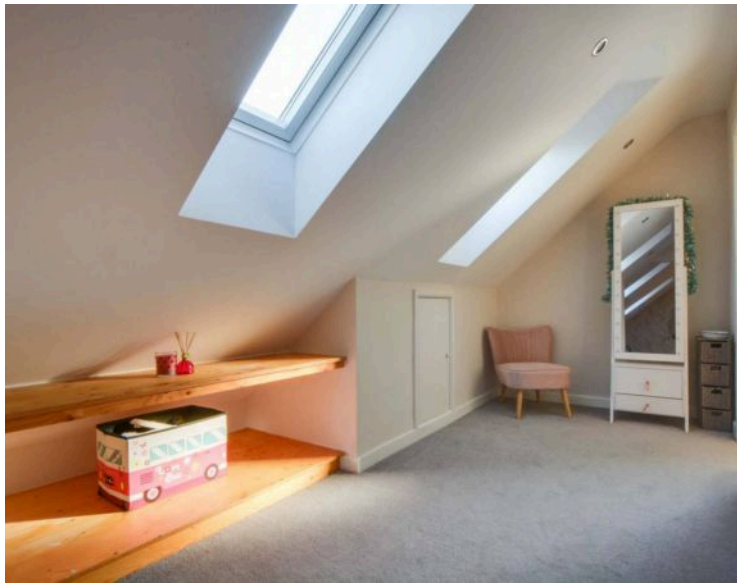
13' 2" x 11' 10" (4.01m x 3.60m)

This bedroom has a double-glazed window to the rear with feature shutters and a radiator.









Bedroom Three

12' 7" x 11' 7" (3.83m x 3.52m)

A front-facing double-glazed window and an additional side window, both with feature shutters, bring good natural light into the room. There is also a television point and radiator.

Family Bathroom

12' 2" x 7' 2" (3.70m x 2.18m)

A spacious four-piece bathroom with a double-glazed window, ceramic tiled flooring, bath, separate shower cubicle, low-level WC, wash hand basin, spotlights, extractor fan and chrome towel radiator.

Second Floor Landing

The second floor landing has double-glazed skylight windows, spotlights and a door leading into bedroom four.

Bedroom Four

16' 4" x 12' 10" (4.97m x 3.91m)

Positioned on the top floor, this spacious bedroom has two double-glazed skylight windows, spotlights, under-eaves storage, a television point and two radiators. An opening leads through to the dressing area.

Dressing Area

13' 5" x 7' 1" (4.08m x 2.15m)

This useful space includes two double-glazed skylight windows, under-eaves storage, a built-in wardrobe, spotlighting and a radiator.

En-Suite to Bedroom Four

10' 1" x 7' 4" (3.07m x 2.23m)

The en-suite features a double-glazed side window, ceramic tiled flooring, bath, separate shower, low-level WC, wash hand basin, tiled splashbacks, spotlights, extractor fan and chrome towel radiator.

Front Garden

With a paved path leading to the front door, low-level decorative bush.

Rear Garden

Rear garden which is mainly laid to lawn, patio area, fence perimeter borders.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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