



6 Purbeck Close,
Wigston,
Leics, LE18 2JY



£355,000

GENERAL

A much loved family house on impressive corner plot with a wonderful garden. Number 6 Purbeck Close has been much improved over the years and briefly, the accommodation comprises a large through-sitting room, garden room, dining room, home office/fourth bedroom and breakfast kitchen. On the first floor there are three bedrooms and a family bathroom. Outside, the house is on a superb corner plot with a double garage with electric roller shutter door and beautiful mature gardens. Whilst the house does need some updating it should be noted that there maybe potential to further develop and extend the property subject to the usual consents.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.

ENTRANCE PORCH

Door to the reception hall.



RECEPTION HALL

An impressive introduction to the house with stairs rising to first floor.

CLOAKROOM

Low flush lavatory and wash hand basin.

SITTING ROOM

24'10" x 12'6"

A lovely light room with sliding patio doors opening onto the garden. There is an ornamental fireplace, coving to ceiling, two central heating radiators, double doors to the dining room and door to the garden room.

GARDEN ROOM

14'1" x 10'5"

A charming room which has been added by the present owners. Sliding patio doors open onto the garden. Central heating radiator.

DINING ROOM

12'2" x 7'10"

Overlooking garden with door to the kitchen. Central heating radiator.

HOME OFFICE/BEDROOM FOUR

10' x 10'

A double bedroom which works equally well as a home office. Central heating radiator.

BREAKFAST KITCHEN

12' x 8'9"

Overlooking the garden. The kitchen is fitted with an extensive range of base and wall cabinets incorporating a four burner gas hob and an "AEG" oven. There is a twin bowl sink unit and

breakfast bar. Door to REAR PORCH where there is a back door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing area the bedrooms and bathroom.

BEDROOM ONE

14'1" x 10'7"

A good size double bedroom with hanging cupboard. Central heating radiator.

BEDROOM TWO

11' x 10'1"

Overlooking the garden. Built-in wardrobe. Central heating radiator.

BEDROOM THREE

8'2" x 8'

Built-in Wardrobe. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory and wash hand basin. Shower enclosure. Radiator.

OUTSIDE

Outside to the front is a lawned fore-garden with flower borders. A drive leads to the double garage.

DOUBLE GARAGE

15'10" x 15'6"

Electric roller shutter door.

THE MAIN GARDEN

The main garden is to the rear. It is mature with lovely shaped flower and herbaceous borders. There are good sized patios running along the back and sides of the house.

COUNCIL TAX BAND

Oadby and Wigston Council Tax Band D.

IMPORTANT NOTE

Probate is being applied for as at 5.11.25.



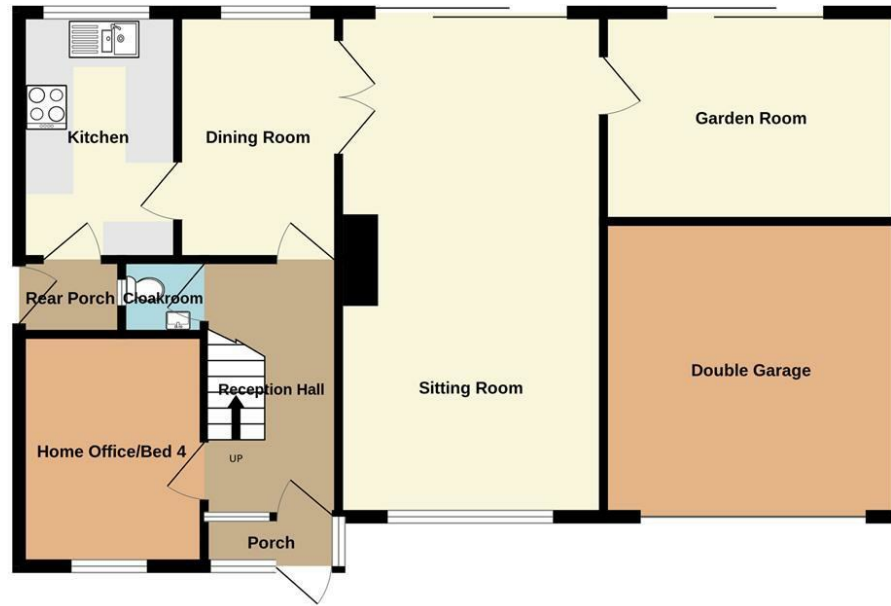




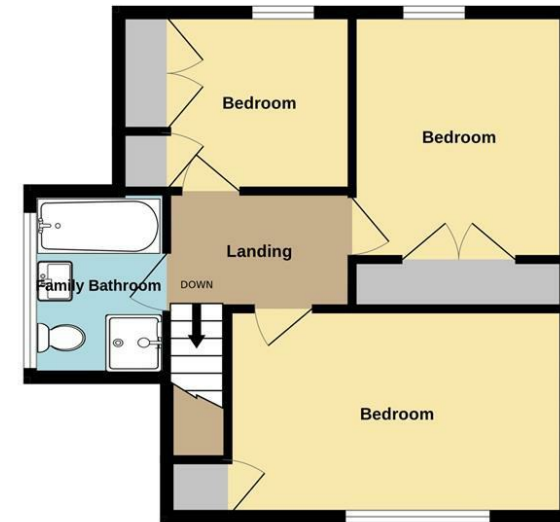




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
	EU Directive 2002/91/EC	



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