



FOR SALE

£425,000

4 Bed Detached House in Heatherley Grove, Wigston, LE18 2EX



PROPERTY FEATURES

- No Chain
- Detached
- Corner Plot
- Four Bedrooms
- En-Suite To Master
- Detached Double Garage
- Quiet Cul-De-Sac
- Three Reception Rooms
- Ideal Family Home
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Modern detached family home occupying a generous cul-de-sac position. Given that it is a modern home it is larger than you would expect with good size rooms throughout the property. The accommodation comprises entrance hall, lounge, dining room, study, breakfast kitchen, utility room, downstairs w.c., four bedrooms, en-suite to master, family bathroom, detached double garage, corner plot rear garden and off road parking. An ideal family home.

ENTRANCE HALL

With stairs off to the first floor, security alarm, thermostat, under stairs storage cupboard, radiator and window to the side elevation.

LOUNGE

17' 11" plus bay x 11' 1" (5.46m x 3.35m) With bay window to the front elevation and two radiators.

DINING ROOM

11' 1" x 8' 11" (3.38m x 2.72m) With French doors to the rear garden and radiator.

STUDY

7' 9" x 6' 6" (2.36m x 1.98m) With window to the front elevation and radiator.

KITCHEN/BREAKFAST ROOM

17' 7" x 8' 9" (5.36m x 2.67m) Comprising base and wall mounted units with complementary worksurfaces, sink unit with drainer, gas cooker point, extractor hood, built in dishwasher, built in fridge freezer, tiled splash backs, tiled floor, French doors to the rear garden, radiator and window to the rear elevation.





UTILITY ROOM

7' 9" x 5' 6" (2.36m x 1.68m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, cupboard housing the boiler, tiled splash backs, plumbing for washing machine, tiled floor, radiator and door to the rear garden.

WC

With wash hand basin, low flush w.c., tiled splash backs, extractor fan and radiator.

LANDING

With airing cupboard and access to the loft. The loft is insulated.

MASTER BEDROOM

18' 1" x 11' 2" (5.51m x 3.4m) With thermostat, two radiators and window to the front elevation.

ENSUITE

7' 5" x 5' 5" (2.26m x 1.65m) Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail and window to the front elevation.

BEDROOM

11' 2" x 9' 11" (3.4m x 3.02m) With window to the front elevation and radiator.

BEDROOM

10' 1" x 9' 11" (3.07m x 3.02m) With window to the rear elevation and radiator.

BEDROOM

11' 1" max x 8' 9" max (3.38m x 2.67m) With window to the rear elevation and radiator.

BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., shaver point, tiled splash backs, heated towel rail and window to the rear elevation.

DOUBLE GARAGE

20' 6" x 19' 7" (6.25m x 5.97m) with two up and over doors, light, power, shelving and courtesy door to the rear garden.

OUTSIDE

The front of the property is half lawn and half pebbled with plants. There is a driveway leading to the garage and providing ample off road parking. The rear garden is mainly laid to lawn with a patio area, gated side access and a fenced surround.

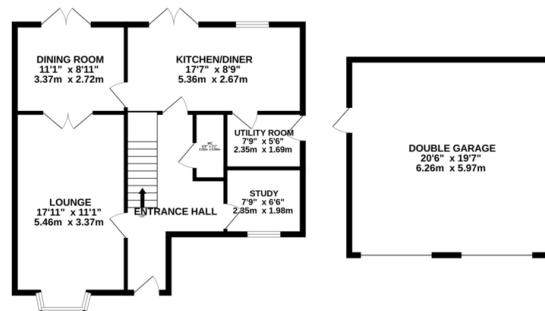




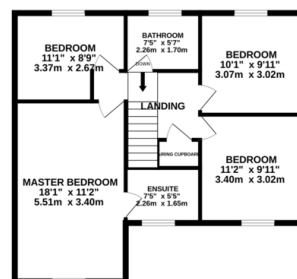
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1098 sq. ft. (102.0 sq.m.) approx.



1ST FLOOR
665 sq. ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq. ft. (163.8 sq.m.) approx.

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 here are not tested and no guarantee.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

