









# FOR SALE

5 Bed Detached House in Mere Road, Wigston, LE18 3RL

£425,000

# **PROPERTY FEATURES**

- Detached Family Home
- Five Bedrooms
- Extended Property
- Well Presented Throughout
- Kitchen / Diner

- Conservatory
- Large Rear Garden
- Garage
- Off Road Parking
- Call Phillips George To View

# FULL DESCRIPTION

Set in the highly desirable location of The Meres, Wigston this extended five bedroom detached family home is presented to a high standard throughout. The accommodation comprises entrance porch, main hall, lounge, dining room, conservatory, extended kitchen / diner, ground floor W.C, landing to five bedrooms, family bathroom, landscaped gardens, garage, ample off road parking. Call Phillips George to view.

## MAIN ENTRANCE PORCH AND HALL

Porch with tiled flooring and door to the front, main entrance hall with door to the front, real wood flooring and radiator.

## GROUND FLOOR W.C

Comprising a low level flush W.C and wash basin.

## LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m) Double glazed bay window to the front, carpeted flooring, radiator, log burner.

# DINING ROOM

13'0" x 11'0" (3.96m x 3.35m) French doors leading from lounge, wooden flooring, radiator, double glazed window and door leading to conservatory.

# **KITCHEN / DINER**

16'0" x 14' 1" (4.88m x 4.29m) Extended Kitchen with a range of stylish wall and base level units, sink and drainer, roll top work surfaces, double glazed windows to the rear. Dining area with wood effect tiled flooring, radiator, double glazed door to the side leading to garden.











### CONSERVATORY

14' 11" x 9' 0" (4.55m x 2.74m) Off brick and part Upvc construction with door leading to rear garden, tiled flooring.

## LANDING

Access via main entrance hall, carpeted flooring, loft access, large cupboard.

### **BEDROOM ONE**

14'0" x 11'0" (4.27m x 3.35m) Double glazed bay window to the front, carpeted flooring, two radiators.

### **BEDROOM TWO**

13'0" x 11'0" (3.96m x 3.35m) Double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, guest wash basin in vanity unit.

#### **BEDROOM THREE**

14' 0" x 7' 0" (4.27m x 2.13m) Double glazed window to the front, laminate flooring, radiator, guest wash basin.

#### **BEDROOM FOUR**

16' 0" x 7' 0" (4.88m x 2.13m) Double glazed window to the rear, carpeted flooring, radiator and heated towel rail, guest wash basin and shower cubicle.

#### **BEDROOM FIVE**

7' 2" x 7' 1" (2.18m x 2.16m) Double glazed window to the front, carpeted flooring, radiator.

#### BATHROOM

Comprising a four piece suite, bath, low level flush W.C, wash basin, shower cubicle, opaque double glazed window to the rear.

#### OUTSIDE

To the rear a landscaped larger than average rear garden with patio leading to lawn, a range of mature shrubs and plants, fenced borders, concrete workshop / outhouse with twin doors located at the bottom of the garden which is split into two parts with electric power & lights. The dimensions are 27'x10' total. Front garden landscaped providing ample off road parking and access to garage.

#### **GARAGE**

with electrically operated roller shutter door, power and lighting.



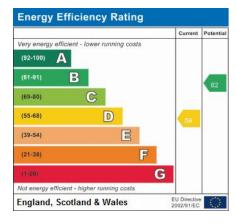
















TOTAL FLOOR AREA: 1645 sq.ft. (152.9 sq.m.) approx. White every attempt has been made to ensure the accuracy of the flooptan contained here, measurements emission or me selection of the second sec



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.