



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.



Phillips George



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.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



TOTAL FLOOR AREA : 1645 sq.ft. (152.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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