



**FOR SALE**

4 Bed Detached House in Little Dale, Wigston LE18 3LF

**£424,995**





## PROPERTY FEATURES

- Executive Detached With No Upward Chain
- Four Bedrooms
- Immaculate Presentation
- Remodelled Bathroom
- Highly Sought After Location
- Master Ensuite
- Double Garage
- Landscaped Gardens
- Refitted Kitchen
- Call Phillips George To View



## FULL DESCRIPTION

Located in the popular Harcourt estate of Wigston this immaculate and reconfigured four bedroom detached family home occupies a pleasant plot with versatile living space. The accommodation comprises of main entrance hall, lounge, kitchen, dining room, extended study / sitting room, conservatory, ground floor W.C, landing to four bedrooms, master en-suite, remodelled family bathroom, landscaped gardens, double garage, driveway, the property is also further enhanced by owned solar panels. Call Phillips George to view.



### ENTRANCE HALL

Karndean flooring, double glazed window and door to the front, radiator.

### LOUNGE

*16' 1" x 13' 1" (4.9m x 3.99m)* Light and spacious reception with double glazed window and French door to the rear leading conservatory, carpeted flooring, radiator.



### DINING ROOM

*12' 1" x 8' 4" (3.68m x 2.54m)* Karndean flooring, double glazed window and French door to the rear leading to garden.

### KITCHEN

*17' 1" x 8' 3" (5.21m x 2.51m)* A stylish refurbished kitchen with wall and base level units and island, extraction over island, roll edge work surfaces, integral oven and hob, plumbing and space for washing machine. sink and drainer, double glazed window to the front and side, double glazed door the side, Karndean flooring.





## **EXTENDED STUDY / SITTING ROOM**

13' 11" x 8' 3" (4.24m x 2.51m) Double glazed French door leading to garden, radiator, Karndean flooring, previously used as an additional bedroom.

## **CONSERVATORY**

13' 5" x 7' 6" (4.09m x 2.29m) Of Upvc construction with tiled flooring, double French doors leading to garden.

## **GROUND FLOOR W.C**

Comprising a low level flush W.C, wash basin, tiled flooring.

## **LANDING**

Carpeted flooring, loft hatch.

## **BEDROOM ONE**

13' 5" x 10' 2" (4.09m x 3.1m) Double glazed window to the rear, Karndean flooring, radiator.

## **MASTER ENSUITE SHOWER**

Comprising a refurbished en-suite shower room, shower cubicle, low level flush W.C, wash basin, opaque double glazed window to the side, Karndean flooring, radiator.

## **BEDROOM TWO**

11' 2" x 10' 2" (3.4m x 3.1m) Carpeted flooring, radiator, double glazed window to the rear.

## **BEDROOM THREE**

7' 0" x 7' 0" (2.13m x 2.13m) Karndean flooring, double glazed window to the front.

## **BEDROOM FOUR**

8' 0" x 7' 4" (2.44m x 2.24m) Carpeted flooring, double glazed window to the front.

## **BATHROOM**

10' 2" x 9' 4" (3.1m x 2.84m) Refurbished bathroom suite with bath, shower cubicle, low level flush W.C, wash basin, radiator, opaque double glazed window to the front, fully tiled.

## **OUTSIDE**

Landscaped private rear garden with a range of patios and seating areas overlooking the lawn, fenced borders, gated access leading to front garden providing ample off-road parking.



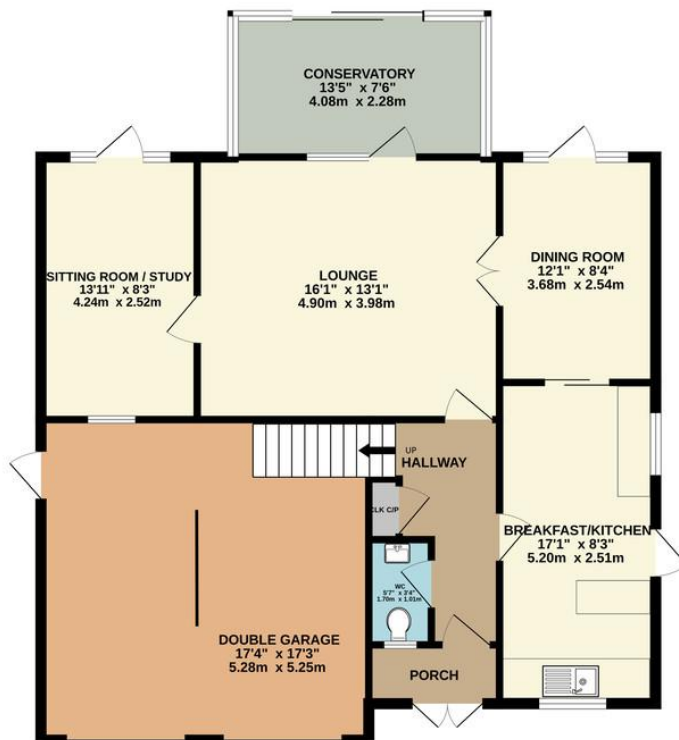




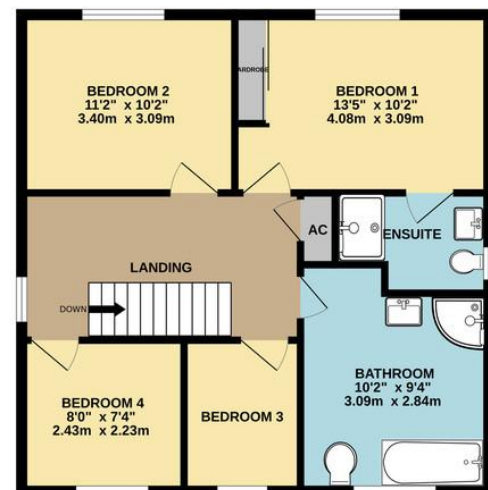
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	7.0	7.3
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



GROUND FLOOR  
1076 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



**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.

