









FOR SALE
3 Bed Detached Bungalow in Stanhope Road, Wigston, LE18 3SJ

Offers Over £375,000

PROPERTY FEATURES

- Detached Bungalow
- Three Bedrooms
- Large Plot
- Cul De Sac Location
- Potential For Development
- L Shaped Living Space
- Modern Kitchen & Shower Room
- Conservatory
- Large Garden & Additional Parking
- Sold With No Upward chain



FULL DESCRIPTION

No upward chain: very spacious three bedroom detached bungalow available for sale on Stanhope Road, Wigston. Set on a large plot on a quiet cul de sac location, this substantial property comprises entrance porch, hallways, kitchen, spacious Lshaped living room and dining area, conservatory, shower room and three double bedrooms. The property also benefits from a detached double garage with store, large garden and and additional parking area which has potential for development subject to planning permission. An exceptional property.

ENTRANCE HALL

Providing access to kitchen, living room, bathroom and bedroom, also cupboard and loft access.

KITCHEN/BREAKFAST ROOM

13' 7" x 9' 11" (4.14m x 3.02m) With double glazed window to the side elevation, door access to living / dining room, door to rear, wall and floor mounted units, cooker point with extractor hood, points for washing machine and dishwasher, double sink with mixer tap and drainer unit, wooden flooring, splash backs.

LOUNGE/DINER

23' 4" x 22' 11" max (7.11m x 6.99m max) With double glazed windows to the rear and side elevations, radiators to the side elevations, access to conservatory, coving, TV point.

CONSERVATORY

 $11'8" \times 7'6"$ (3.56m × 2.29m) Brick built conservatory with double glazed windows, power and access to the rear.









SHOWER ROOM

9' 10" x 9' 3" (3m x 2.82m) With double glazed window to the side elevation, heated to wel rail, low flush WC, wash basin on drawer unit, walk in shower, tiled flooring, tiled splash backs.

BEDROOM ONE

 $13'4" \times 9' 11" (4.06m \times 3.02m)$ With double glazed window to the front elevation, wardrobe.

BEDROOM TWO

11' 1" x 8' 11" (3.38m x 2.72m) With double glazed window and radiator to the front elevation, wardrobe.

BEDROOM THREE

9'11''x 7'11''(3.02m x 2.41m) With double glazed window and radiator to the side elevation, cupboard.

DOUBLE GARAGE

 $20'7" \times 16'0"$ (6.27m x 4.88m) With up and over door, power and lighting.

UTILITY ROOM

 $6'4'' \times 3'5''$ (1.93 $m \times 1.04m$) With plumbing and window to the front elevation.

EXTERIOR

To the front of the property is a spacious garden with lawn, mature shrubs and tress and bordered by a hedge, off road parking for multiple cars and an additional part of the plot offering extra parking or potential development subject to planning. The property benefits from a carport between the main building and detached garage which leads to the garden a spacious lawned area bordered by hedges with a patio area outside the conservatory.

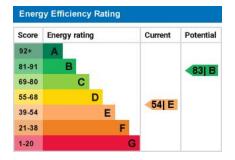














GROUND FLOOR 1570 sq.ft. (145.9 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 1570 gs ft, (145 g s g.m.) approx.

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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.

