



**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" x 7' 6" (3.56m x 2.29m) Brick built conservatory with double glazed windows, power and access to the rear.



# Phillips George



## **SHOWER ROOM**

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

## **BEDROOM ONE**

13' 4" x 9' 11" (4.06m x 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" x 16' 0" (6.27m x 4.88m) With up and over door, power and lighting.

## **UTILITY ROOM**

6' 4" x 3' 5" (1.93m x 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 trees 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.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



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



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and other items are approximate and no responsibility is taken for any error. Dimensions in this floorplan are for general guidance purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
Made with Metreplan 10/2024

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