



**FOR SALE**

**£365,000**

**3 Bed Detached Bungalow in Thirlmere Road, Wigston LE18 3RR**



## PROPERTY FEATURES

- Detached Bungalow
- Extended
- Three Bedrooms
- Refitted Kitchen / Diner
- Refurbished Bathroom
- Ensuite Shower Room
- Landscaped Gardens
- Integral Garage
- Ample Car Standing Space
- Contact Phillips George To View



## FULL DESCRIPTION

Offered with no upward chain and set on a larger than average plot this extended three bedroom detached bungalow has been much improved and is presented to an immaculate standard throughout. Situated within the desirable location of 'The Meres', Wigston the accommodation comprises main entrance hall, extended living room, extended refitted kitchen / diner, three bedrooms, refurbished bathroom, master ensuite shower room, substantial landscaped rear garden, ample car standing space to the front and garage. Call Phillips George to view.



### ENTRANCE HALL

Main entrance hallway with door to the front aspect.

### LIVING ROOM

26' 0" x 12' 0" (7.92m x 3.66m) Extended light and spacious living room with sliding patio doors to the rear elevation, radiator x 2, carpeted flooring, electric fire with feature surround and wall lighting.



### KITCHEN/DINER

23' 11" x 7' 11" (7.29m x 2.41m) Extended recently refitted kitchen / diner with a range of stylish wall and base level units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, plumbing and space for cooker and washing machine, Upvc double glazed window to the rear and side aspect, door to the side aspect, splash back tiling throughout.

### MASTER BEDROOM

13' 5" x 10' 0" (4.09m x 3.05m) Upvc double glazed bay window to the front aspect, radiator, carpeted flooring, a range of fitted wardrobes.





## **ENSUITE SHOWER ROOM**

Comprising a shower cubicle, low level flush W.C, wash basin, opaque Upvc double glazed window to the side elevation, tiling throughout.

## **BEDROOM TWO**

11' 11" x 10' 0" (3.63m x 3.05m) Upvc double glazed window to the front aspect, radiator, carpeted flooring, a range of fitted wardrobes.

## **BEDROOM THREE**

9' 0" x 7' 0" (2.74m x 2.13m) Upvc double glazed window to the side aspect, radiator, carpeted flooring, a range of fitted wardrobes.

## **OUTSIDE**

Larger than average split level landscaped rear garden, a range of mature shrubs and plants, fenced and hedged borders, sheds, attached lean to with rear side access to garage. Front gardens landscaped providing substantial car standing space.

## **GARAGE**

Spacious integral garage with electric shutters, power and lighting.

## **THINKING OF SELLING?**

We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Phillips George to arrange a convenient appointment on 01162168178.

## **BUYING TO LET?**

Phillips George are expert, ARLA qualified letting agents with experience of all kinds of rental property across city and county. Should you need a rental valuation for your new property or on any of your existing portfolio, or simply want some advice on the current rental market, call us now on 01162168178.





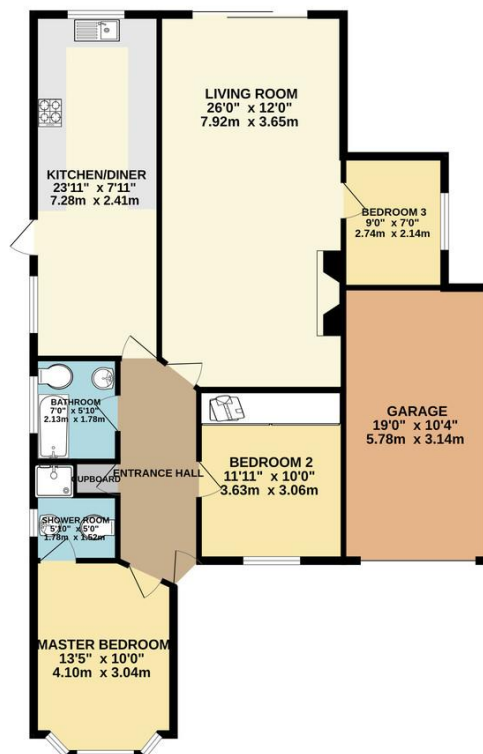
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Thirlmere Road, Wigston

Reference:  
PG1



GROUND FLOOR  
1193 sq.ft. (110.8 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.

