



FOR SALE

£625,000

4 Bed Detached House in Newton Lane, Wigston, LE18 3SE



PROPERTY FEATURES

- No Chain
- Fully Renovated
- Four Bedrooms
- Two En-Suites
- Detached Workshop/Garage
- Open Plan Living Kitchen
- Internal Insulation
- Popular Location
- Large Plot
- Call To View



FULL DESCRIPTION

ENTRANCE HALL

With feature tiled floor, under stairs storage cupboard, spotlights, radiator and stairs off to the first floor.

LOUNGE

11'3" plus bay x 10'7" (3.43m x 3.23m) With bay window to the front elevation, laminate floor and radiator.

DINING ROOM

11'10" x 10'7" (3.61m x 3.23m) With laminate floor, radiator and two windows to the side elevation.

OPEN PLAN LIVING KITCHEN

24'10" x 18'1" (7.57m x 5.51m) Comprising base and wall mounted units with Mirostone work surfaces, island, double sink unit, wine fridge, tiled splash backs, built in fridge freezer, built in dishwasher, built in 5 ring gas hob, double oven and extractor hood, two sets of bi-fold doors to the rear, three Velux windows to the rear elevation, two feature radiators, laminate floor, spotlights and door to the side.

UTILITY ROOM

10'11" x 5'4" (3.33m x 1.63m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, plumbing for washing machine, extractor fan, tiled floor, spotlights, radiator and window to the side elevation.

WC

5'6" x 2'3" (1.68m x 0.69m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail, spotlights and window to the side elevation.

LANDING

With window to the side elevation, spotlights and access to the loft. The loft has a drop down ladder and is insulated.

MASTER BEDROOM

11'7" plus bay x 10'6" (3.53m x 3.2m) With walk in wardrobe, bay window to the front elevation, feature panelling, radiator and laminate floor.





ENSUITE

6'11" x 5'2" (2.11m x 1.57m) Comprising double walk in shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, shaver point, heated towel rail, tiled floor, spotlights and window to the front elevation.

BEDROOM

12'9" max x 8'11" max (3.89m x 2.72m) With window to the rear elevation and radiator.

ENSUITE

6'10" x 5'2" (2.08m x 1.57m) Comprising double walk in shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail, tiled floor and spotlights.

BEDROOM

14'9" max x 8'10" max (4.5m x 2.69m) With window to the rear elevation and radiator.

BEDROOM

11'10" x 7'1" (3.61m x 2.16m) With radiator and two windows to the side elevation.

BATHROOM

7'4" x 5'3" (2.24m x 1.6m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail, spotlights, tiled floor and window to the side elevation.

LAUNDRY

5'x3'3" (1.52m x 0.99m) With plumbing for washing machine, heated towel rail and spotlights.

DOUBLE GARAGE

23'8" x 22'3" (7.21m x 6.78m) Although this space is listed as a double garage it is much larger than your average double garage. It would be an ideal workshop or home working space or gym. There is even potential with the relevant consents for this to be a separate annexe. The current layout has two up and over doors, window to the rear elevation, French doors to the rear garden and light and power. The space has it's own electricity supply. The garage is accessed via a private road on Clipstone Gardens. There is a pebbled parking area which is enclosed with fencing and has double gates leading on to the private drive.

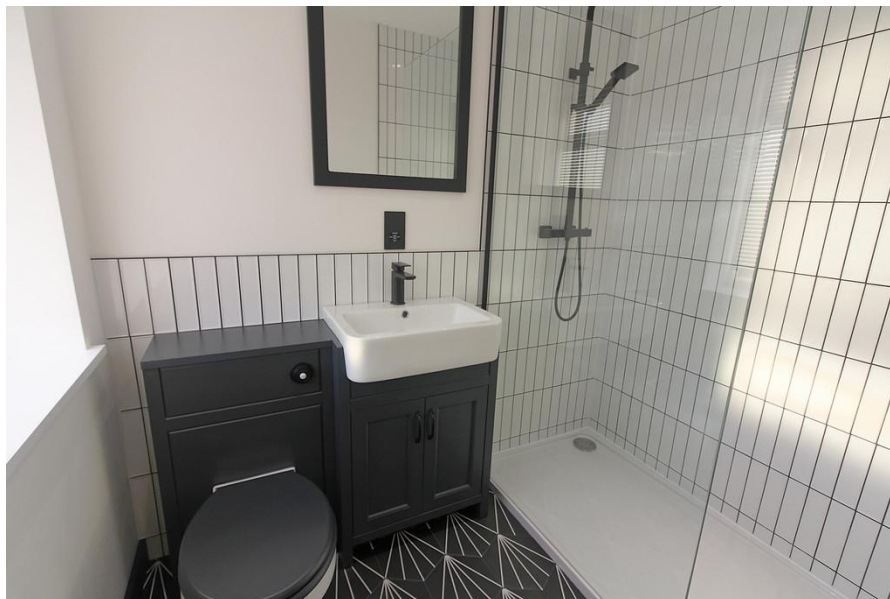
OUTSIDE

The front of the property is pebbled and provides more than ample off road parking. There is a side access which is gated and provides a bin storage area. There is a pathway all around the property with porcelain tiles. The rear garden is considerably larger than average with a large patio, again, paved with porcelain tiles. The main garden is laid to lawn with a slated area at the back of the garden, gated side access, outside power and tap and a fenced surround.



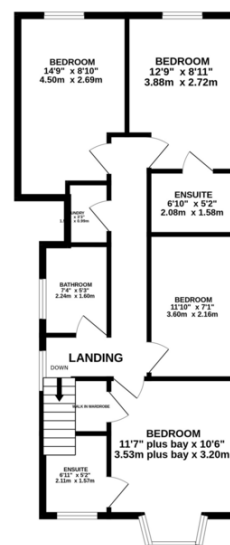
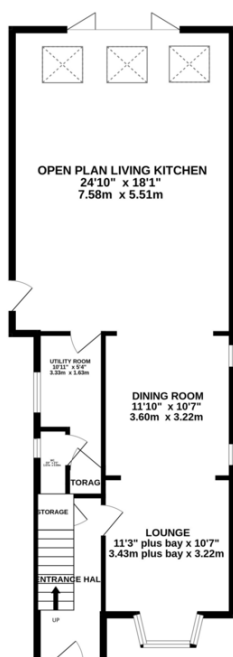


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 2065 sq.ft. (191.8 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

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