



**FOR SALE**

**£595,000**

**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

### SUMMARY

The perfect example of the renovation, reconfiguration and extension of a beautiful home in a fantastic location. The current owners have stripped the original building back to brick, added internal insulation, new roof, double height extension, detached workshop/garage, the list really is endless of the improvements and alterations they have made. To appreciate the quality and quantity of this excellent home call Phillips George to book your viewing today!

### 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, tiled floor, 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'x 3'3" (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 workspace 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.



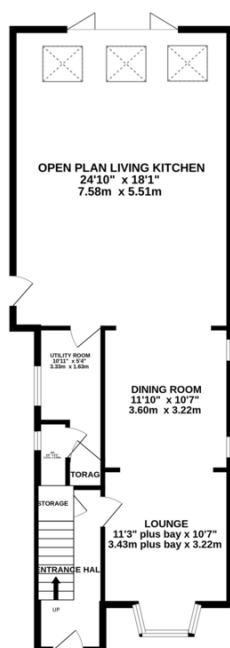


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	82
England, Scotland & Wales		
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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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.

