



FOR SALE

£400,000

3 Bed Detached House in Byfield Drive, Wigston LE18 3PY



PROPERTY FEATURES

- Extended Detached Family Home
- Immaculately Presented Throughout
- Multiple Reception Rooms
- Kitchen/Diner & Utility Room
- Downstairs WC
- Bedroom With En-Suite
- Two Further Bedrooms
- Large Driveway & Off Road Parking
- Close To Amenities & Schools
- Viewing Highly Recommended!

FULL DESCRIPTION

SUMMARY

An immaculately presented detached family home with multiple reception rooms, three bedrooms and an en-suite bathroom. This well proportioned, light, bright and airy home is a superb proposition situated within a peaceful cul-de-sac location, occupying a pleasant plot with the scope for further extension (STPP) and is only a short walk to an abundance of amenities, schools and transport links. The accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen/diner, utility room, downstairs WC, three bedrooms, one of which is en-suite and family bathroom. Outside there is a large driveway, garage and fully enclosed rear garden.

ENTRANCE HALL

12' 8" x 8' 5" (3.86m x 2.57m) Accessed via a UPVC double glazed front door. UPVC double glazed window to front aspect. Doors off to: Lounge and kitchen/diner. Stairs rising to: First floor. Under stairs storage cupboard. Wooden flooring. Radiator.

LOUNGE

21' 11" x 13' 7" (6.68m x 4.14m) UPVC double glazed 'bow' window to front aspect. Double doors through to: Dining room. Gas feature fireplace. TV point. 3 x Radiators.

DINING ROOM

13' 0" x 8' 9" (3.96m x 2.67m) UPVC double glazed 'French' doors out to: Rear garden. Door to: Kitchen. Wooden flooring. Radiator.

KITCHEN/DINER

16' 0" x 12' 1" (4.88m x 3.68m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl ceramic sink with drainer. There is a mid level double fan assisted electric oven, integral microwave, five ring gas hob, extractor, integrated dishwasher and a fully integral fridge/freezer. The kitchen area has a UPVC double glazed window to the rear aspect, LED spotlighting, tiled flooring and a radiator.





UTILITY ROOM

9' 0" x 6' 10" (2.74m x 2.08m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 ceramic sink with drainer. There is space with plumbing for a freestanding washing machine and a further under counter space for an additional electrical appliance. UPVC double glazed door out to: Rear garden. UPVC double glazed window to rear aspect. Doors to: WC and garage. Vinyl flooring. Radiator.

WC

8' 1" x 3' 2" (2.46m x 0.97m) Comprising: Low level WC and wash hand basin. 'Velux' to ceiling with electric operation. Wall lighting. 1/2 wall tiling, tiled flooring and a chrome heated towel rail.

LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access with drop down ladder, partial boarding and light.

BEDROOM ONE

12' 3" x 11' 2" (3.73m x 3.4m) UPVC double glazed window to front aspect. A selection of fitted wardrobes, drawers and dressing table with LED spotlights over. Wall mounted aircon unit. Radiator.

BEDROOM TWO

10' 5" x 9' 7" (3.18m x 2.92m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Door to: En-Suite.

ENSUITE

13' 5" x 4' 3" (4.09m x 1.3m) Comprising: Walk-in double shower with aqua-boarding, low level WC and wash hand basin within a fitted vanity unit. UPVC double glazed window to rear aspect. LED spotlights. Extractor. Wall tiling. Vinyl flooring. Vertical wall mounted radiator.

BEDROOM THREE

11' 2" x 6' 6" (3.4m x 1.98m) UPVC double glazed window to front aspect. Loft hatch. Built-in cupboard and a further cupboard built over the stairs. LED spotlights. Radiator.

BATHROOM

11' 10" x 6' 2" (3.61m x 1.88m) Comprising: Bath with mixer tap and shower attachment, separate shower enclosure, low level WC and wash hand basin within fitted vanity units. UPVC double glazed window to rear aspect. LED spotlights. Extractor. Airing cupboard. Wall tiling. Vinyl flooring. Vertical wall mounted radiator.

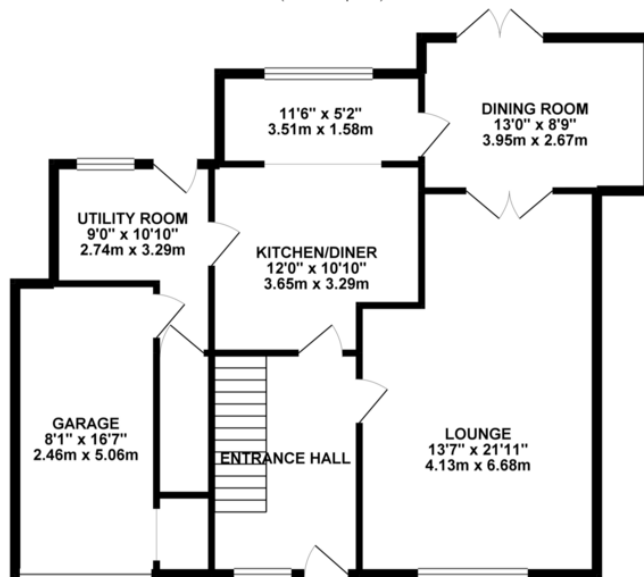
OUTSIDE

The property benefits from a generous plot having a large block paved driveway and planted border to the front and pedestrian gated access to the rear. The garage has an electric up and over door, power and light. Within the garage there is a door into the main house, boiler and an additional storage cupboard. The rear garden is extremely private with low maintenance paved patio areas, established planting, greenhouse and tap.

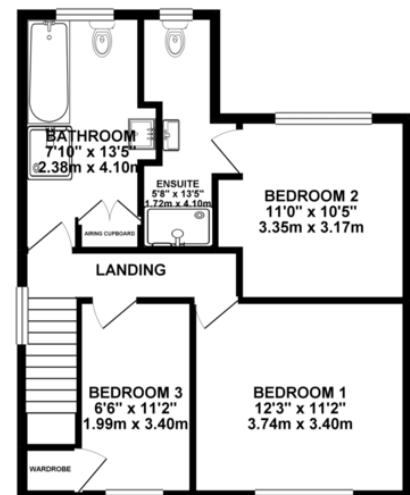




GROUND FLOOR 920.86 sq. ft.
(85.55 sq. m.)



1ST FLOOR 539.22 sq. ft.
(50.10 sq. m.)



TOTAL FLOOR AREA : 1460.09 sq. ft. (135.65 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.
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