



FOR SALE

£545,000

5 Bed Detached House in Reynolds Chase, Wigston LE18 1PH



PROPERTY FEATURES

- Detached Home
- Large Corner Plot
- Multiple Reception Rooms
- Kitchen & Utility
- Main Bedroom With En-Suite
- Four Further Double Bedrooms
- South Facing Rear Garden
- Off Road Parking For Multiple Vehicles
- Two Single Garages

FULL DESCRIPTION

SUMMARY

This modern detached home occupies a large corner plot being well placed for an abundance of local amenities, superb road links and schools close by. This well presented home offers well-proportioned rooms over three floors having multiple reception rooms, five double bedrooms, a generous South facing rear garden and two garages. The accommodation briefly comprises: Entrance porch, hall, lounge, dining room, conservatory, kitchen, utility downstairs cloakroom, main bedroom with en-suite, four further double bedrooms, family bathroom and further cloakroom to the upper floor. Outside there is off road parking for multiple vehicles, two single garages and a generous South facing rear garden.

PORCH

Accessed via a UPVC double glazed front door. UPVC double glazed windows to front aspect. Door to:

ENTRANCE HALL

Accessed via UPVC double glazed front door. Doors off to: Lounge and kitchen. Stairs rising to: First floor. Wooden flooring. Telephone point. Under stairs cupboard. Radiator.

LOUNGE

13'3" x 10'8" (4.04m x 3.25m) UPVC double glazed box bay window to front aspect. Opening through to: Dining room. Media wall with TV point and built-in feature electric fireplace. Wooden flooring. Radiator.

DINING ROOM

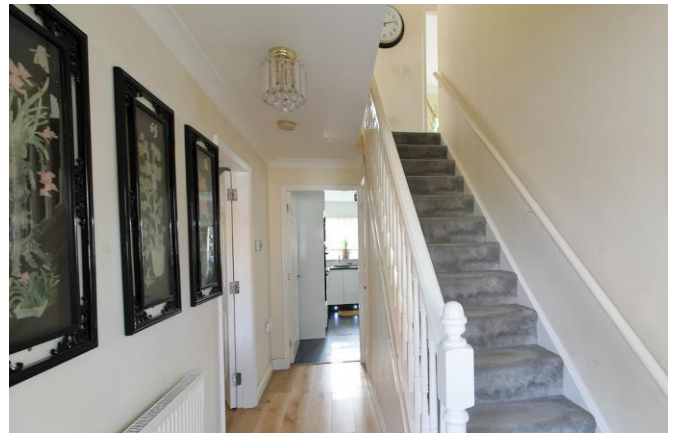
12'1" x 10'8" (3.68m x 3.25m) UPVC double glazed 'French' doors to: Conservatory. Wooden flooring. Radiator.

CONSERVATORY

12'2" x 10'2" (3.71m x 3.1m) Having a brick-built base and UPVC double glazed 'French' doors and windows with a fully insulated roof over. LED spotlights. Wooden flooring. Radiator.

KITCHEN

12'1" x 9'1" (3.68m x 2.77m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink. UPVC double glazed window to rear aspect. Opening through to: Utility. There is a handy breakfast bar, double electric oven, built in microwave, induction hob, extractor and space for a large freestanding fridge/freezer. Tiled flooring. Radiator.



Phillips George



UTILITY ROOM

8'9" x 5'5" (2.67m x 1.65m) UPVC double glazed window to rear aspect. Door out to: Side area. Door to: Cloakroom. There is a laminate worktop, single composite sink and fitted upper cabinets. Space and plumbing for a freestanding washing machine, space and plumbing for a freestanding dishwasher with a further space for a freestanding tumble dryer. Tiled flooring. Radiator. Boiler.

CLOAKROOM

5'4" x 3'3" (1.63m x 0.99m) Comprising: Low level WC and wash hand basin. Tiled flooring. Radiator.

FIRST FLOOR LANDING

Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor. Airing cupboard.

BEDROOM ONE

12'8" x 11'1" (3.86m x 3.38m) UPVC double glazed box bay window to front aspect. Built-in wardrobes. TV point. Radiator. Door to: En-Suite.

ENSUITE

5'10" x 7'3" (1.78m x 2.21m) Comprising: Single shower enclosure with wall tiling, low level WC and wash hand basin. UPVC double glazed window to front aspect. Extractor. LVT flooring. Heated towel rail.

BEDROOM TWO

12'8" x 10'8" (3.86m x 3.25m) UPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

12'3" x 8'4" (3.73m x 2.54m) UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.

BEDROOM FOUR

10'0" x 8'4" (3.05m x 2.54m) UPVC double glazed window to rear aspect. Radiator.

BATHROOM

9'3" x 6'2" (2.82m x 1.88m) Comprising: Bath with shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. Wall tiling. LVT flooring. Heated towel rail.

SECOND FLOOR LANDING

Door to: Bedroom. 'Velux' to ceiling. Access to eaves storage.

BEDROOM FIVE

15'9" x 10'7" (4.8m x 3.23m) (Restricted head height) UPVC double glazed window to rear aspect. Door to: Bathroom. LED spotlights. TV point. USB sockets. Access to eaves storage.

SECOND FLOOR BATHROOM

4'7" x 4'3" (1.4m x 1.3m) (Restricted head height) Comprising: Low level WC and wash hand basin. Extractor. Tiled flooring.

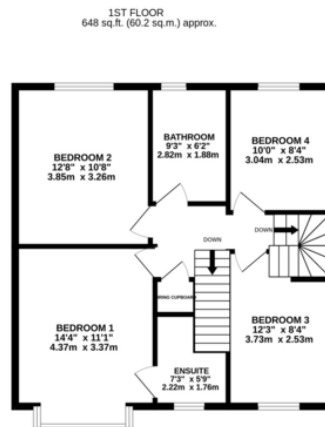
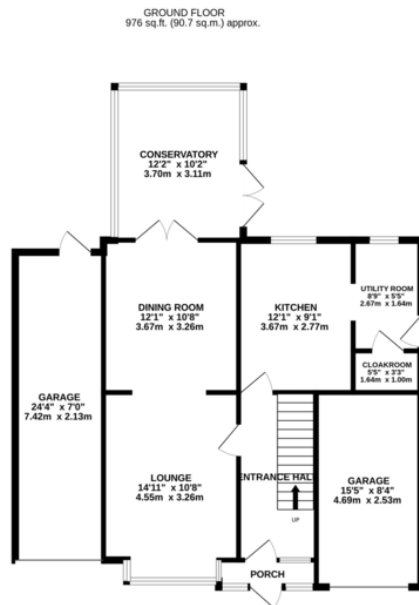
OUTSIDE

The property occupies a generous corner plot. Benefitting from a block paved driveway providing parking for four vehicles. There are two single garages with up and over doors, both with power and light. Pedestrian gate to rear. The great sized South facing rear garden has a paved patio, lawn, decked pergola seating area and is fully enclosed with feature wall and lapped wooden fencing. Outdoor electrical socket and tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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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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.

