



FOR SALE

3 Bed Semi-Detached House on Broad Meadow, Wigston, LE18 1LH

Offers Over £280,000



PROPERTY FEATURES

- Immaculately Presented Throughout
- Cul-De-Sac Location
- Deceptively Spacious
- Multiple Reception Rooms
- Large Kitchen/Diner
- Stunning Sitting Room/ Garden Room
- Three Bedrooms
- Upstairs Bathroom
- Landscaped Gardens
- Off Road Parking & Garage

FULL DESCRIPTION

SUMMARY

An immaculately presented and deceptively spacious, three bedroom home situated within a cul-de-sac location within a short distance of amenities, schools and transport links. This superb property offers tasteful décor, a stunning open plan kitchen/dining/living area and landscaped gardens. The accommodation briefly comprises: Entrance porch, lounge, kitchen/diner, a further sitting area, three bedrooms and family bathroom. Outside there is a low maintenance front garden, off road parking for two vehicles, a garage and to the rear is a beautifully landscaped garden with various seating areas, evergreen planting and lawn.

ENTRANCE PORCH

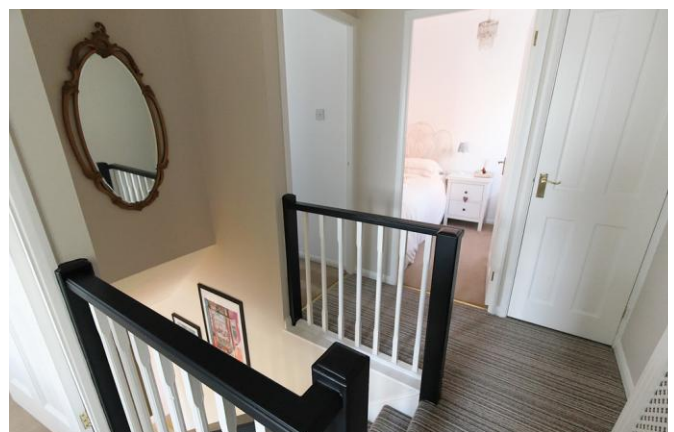
5' 6" x 4' 2" (1.68m x 1.27m) Accessed via a double glazed composite front door. Built-in storage cupboard. Radiator. Door through to:

LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m) UPVC double glazed window to front aspect. Gas feature fireplace with stone surround. TV and telephone point. Radiator. Door to:

KITCHEN/DINER

14' 9" x 13' 2" (4.5m x 4.01m) The kitchen has a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a handy freestanding island with laminate worktop, double fan assisted oven, gas hob, extractor, an integral washing machine, a fully integral under counter fridge and a fully integral dishwasher. LED spotlights. 'Amtico' flooring. Radiator. Opening through to:





SITTING ROOM/GARDEN ROOM

11' 0" x 9' 4" (3.35m x 2.84m) Constructed in 2024 this fabulous addition creating an additional living area off the kitchen/diner overlooking the rear garden. There are double glazed windows to two sides and 'French' doors, a fully insulated roof with double glazed ceiling lantern, LED spotlights, 'Amtico' flooring and a wall mounted electric radiator.

LANDING

9' 3" x 6' 3" (2.82m x 1.91m) Doors off to: Bedrooms and bathroom. Airing cupboard. Loft hatch access.

BEDROOM ONE

10' 9" x 8' 4" (3.28m x 2.54m) UPVC double glazed window to rear aspect. Built-in wardrobe with clothes hanging rail. Telephone point. Radiator.

BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.54m) UPVC double glazed window to front aspect. built-in cupboard with clothes hanging rail. Radiator.

BEDROOM THREE

8' 5" x 6' 9" (2.57m x 2.06m) UPVC double glazed box bay window to side aspect. Radiator.

BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m) Comprising: 'P' shaped bath with mixer tap, hand held shower attachment and mains fed power shower over, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. LED spotlights. Wall tiling and feature wall panelling. Tiled flooring. Radiator.

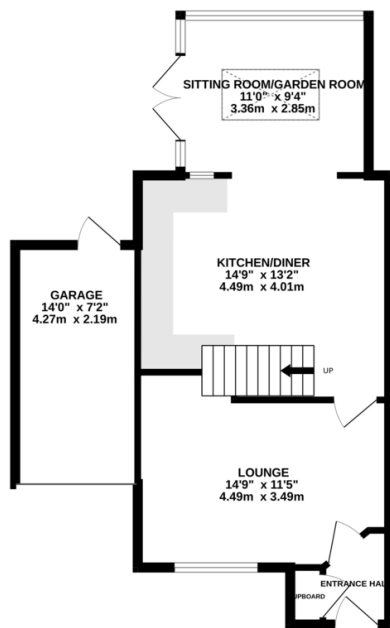
OUTSIDE

The property has a low maintenance front garden area, laid to block paving. There is space for two vehicles to the front and access to the single garage. The garage has an up and over door, power and light and a pedestrian door out to the rear garden. The rear garden has been beautifully landscaped with multiple paved seating areas, evergreen planting, lawn, outside tap and electrical sockets.

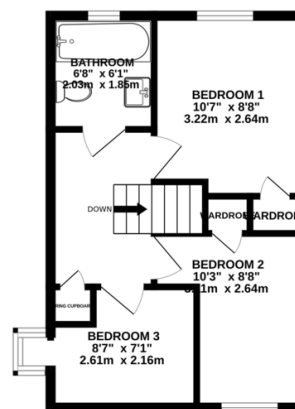




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.

