



Portgate, Wigston, Leicester, LE18 3LQ

**ANDREW
GRANGER & CO**

Part of

**SHELDON
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KNIGHT

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Property Description

A wonderful 4-bedroom detached property located in a highly sought-after cul-de-sac location in Wigston. This lovely family home provides ample living space spread across two floors of accommodation and sits on a quiet and private plot with off road parking and a well sized rear garden. Entering into a light and welcoming hallway, the property features a spacious lounge running the entire length of the property and providing a great, open family space. There is also an additional reception room off the hallway providing a great space for either a dedicated dining area, playroom or study. The downstairs portion of the home is completed by a stylish kitchen/diner and cloakroom. Upstairs, the master bedroom features fitted wardrobes and a private ensuite shower room. There is an additional double bedroom towards the front of the property complimented by two well sized single rooms and a modern family bathroom. Outside, there is a generous rear garden with side access to the front where a gravelled driveway provides off road parking for multiple cars.





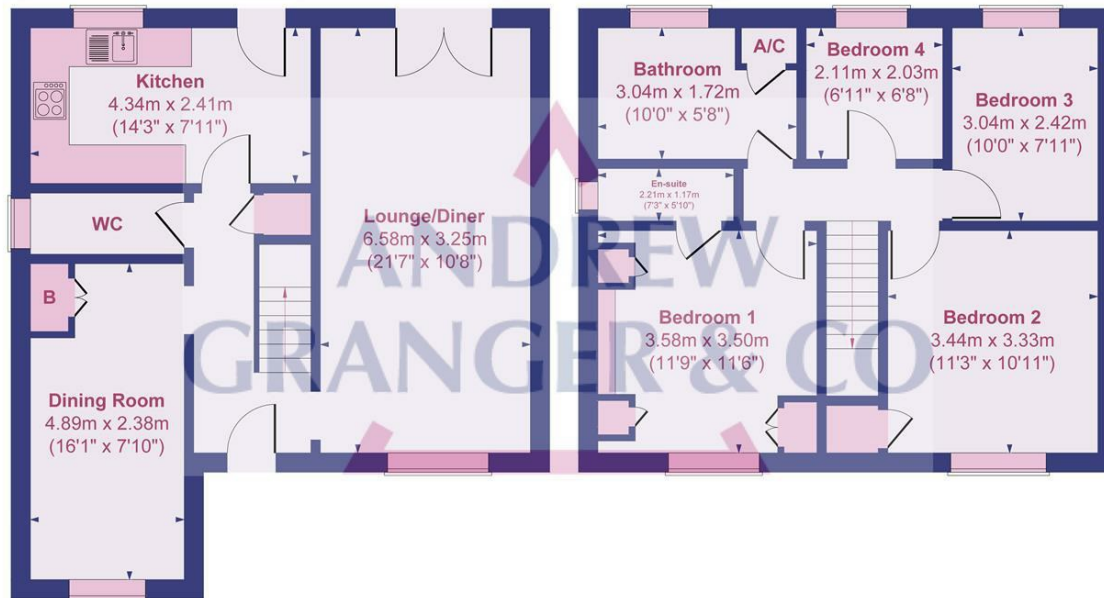
Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- LOUNGE / DINER
- DINING ROOM
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- EPC - D

£350,000



Approximate Gross Internal Area
106.5 sq. m. (1146 sq. ft.)



Ground Floor

Floor area 55.6 sq.m. (598 sq.ft.) approx

First Floor

Floor area 50.9 sq.m. (548 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
 Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby (Sales) office on 0162 429922

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