

for sale

offers in excess of **£350,000**



Collaton Road Wigston LE18 2GY

A great opportunity to purchase this beautifully presented, four bedroom detached property in an ideal location. The property is well presented throughout and has ample living space, making it the perfect family home. The open plan style is bright and welcoming.



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Entrance Hall

Cloakroom

Comprising a low level flush W.C and wash basin.

Lounge

15' 9" x 12' (4.80m x 3.66m)

Kitchen/Diner

19' 4" x 10' 8" (5.89m x 3.25m)

Kitchen with a range of wall and base level units, sink and drainer, roll top work surfaces, double glazed window to the rear. Dining area with laminate wooden flooring, radiator and sliding patio doors to conservatory.

Utility

10' 8" x 6' 9" (3.25m x 2.06m)

Plumbing and space for washing machine and tumble drier, door to the rear leading to garden.

Conservatory

10' 2" x 7' 10" (3.10m x 2.39m)

Off brick and Upvc construction with double doors leading to rear garden.

Landing

Access via main entrance hall, carpeted flooring.

Bedroom 1

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to the front, carpeted flooring, radiator.



Bedroom 2

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to the rear, carpeted flooring, radiator.

Bedroom 3

10' 8" x 6' 9" (3.25m x 2.06m)

Double glazed window to the rear, carpeted flooring, radiator.

Bedroom 4

8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed window to the front, carpeted flooring, radiator.

Shower Room

Comprising a three piece suite, low level flush W.C, wash basin, corner shower cubicle, opaque double glazed window to the rear.

Outside

To the rear a landscaped larger than average rear garden with patio leading to lawn, a range of mature shrubs and plants, fenced borders, side gated access leads to the front garden with landscaped providing ample off road parking and access to garage.

Garage

With up and over doors.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: OBY311102 - 0002

Tenure: Freehold

EPC Rating: D

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