

for sale

price on application



Leicester Road Wigston Leicester LE18 1DS

Extremely large four bedroom detached property set on a good size plot of 0.577 acres with scope for extension/development subject to planning. The accommodation comprises lounge, dining room, breakfast kitchen, billiard room, two en suites, ample off road parking and gardens all round.



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Entrance Porch

With double glazed door to front leading to second door.

Entrance Hall

With radiator, staircase to first floor and storage, coving, all doors off.

Pantry

7' 8" x 4' (2.34m x 1.22m)

With shelving, alarm panel, lights and coat hanging.

Cloakroom

With low level wc, wash hand basin, radiator, full tiling.

Billiard Room

29' 2" x 18' 8" min. 22'7" into bar (8.89m x 5.69m min. 22'7" into bar)

With covered radiator, wooden flooring, spotlights, drop down lights, sliding patio doors to garden.

Bar

10' 4" x 8' 3" (3.15m x 2.51m)

With half moon padded bar counter, spotlights, glass shelving, glass blocks, wooden flooring.

Bedroom One

19' 1" x 16' 8" (5.82m x 5.08m)

With two leaded double glazed windows, radiator, loft access, coving, spotlights.



En Suite

7' 2" x 6' 3" (2.18m x 1.91m)

With double shower cubicle, low level wc, wash hand basin in vanity unit, tiled shelf for perfumery, tiled shelf for towels, two opaque glass panels to bedroom, full tiling, ceramic floor, double glazed window to side.

Lounge

23' 11" max. x 13' 11" (7.29m max. x 4.24m)

With double glazed leaded window to front and side, inset gas fire, wall lights, radiator, double glass panel doors to kitchen.

Kitchen

21' 10" x 9' 10" (6.65m x 3.00m)

Fitted with a range of wall and base units, roll top work surfaces and complementary tiling, integrated oven and hob, plumbing for washing machine, space for fridge freezer, dishwasher and tumble dryer, breakfast bar, ceramic flooring, storage area, central heating boiler, spotlights, radiator, double glazed window to side.

Dining Room

29' 4" x 18' 8" max. (8.94m x 5.69m max.)

With double glazed doors to rear, double glazed window to rear and side, coving, two covered radiators, double glass panel doors to Billiard Room.

First Floor Landing

Spacious L shaped landing with radiator, double glazed window to side, door to spacious eaves area with shelves and light.

Bedroom Two

13' 4" x 13' 9" (4.06m x 4.19m)

With double glazed window to side, radiator, built-in wardrobe and dressing table, coving.

En Suite

With double glazed window to side, shower cubicle, wash hand basin, low level wc, full tiling.

Bedroom Three

13' 5" x 11' 3" max. 8'10" min. (4.09m x 3.43m max. 8'10" min.)

With restricted height, double glazed window to rear, radiator, door to eaves with light.

Bedroom Four

16' 6" max. 14'1" min. x 10' 6" restricted height (5.03m max. 14'1" min. x 3.20m restricted height)

With double glazed window to rear, radiator.

Family Bathroom

With suite comprising corner bath with jacuzzi, corner shower cubicle with seating, wash hand basin, low level wc, bidet, full tiling, heated towel rail, ceramic flooring, spotlights, double glazed window.

Outside

The front of the property provides tarmac parking space for approx. 8 vehicles, having low wall to one side and hedge to other. Wooden gates allow access to the rear. The property occupies a larger than average size garden, offering fruit trees and lawn. Access to an extensive patio leading to further useful parking area. The property provides summer house, outbuildings and brick built 'dog kennel'.

Agent's Note

The property has previously had planning permission which has now lapsed for a dental surgery (Oadby and Wigston Council reference 09/00082/COU) and the building of 3 bungalows (Oadby and Wigston Council reference 08/00183/FUL) The plot is approximately 0.577 acres.



To view this property please contact Connells on

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Property Ref: OBY306030 - 0003

Tenure: Freehold

EPC Rating: E

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