

An extremely well presented 4 double bedroom contemporary detached family home occupying a generous plot within the desired village of Costcok.

The property has been modernised to a very high standard and is in the process of complete redecoration throughout.

The accommodation comprises; Entrance Hall, Dual aspect sizeable LOUNGE/DINER a guest WC and a sociable and remarkable open plan living KITCHEN-DINER. To the first level there are 4 DOUBLE BEDROOMS with a the principal bedroom boasting an EN-SUITE SHOWER ROOM. A Separate 4 piece family bathroom. The exterior of the property has a low maintenance garden to the side and rear with ample off road parking to both sides of the spacious property.

- SPACIOUS DETACHED HOME
- 4 DOUBLE BEDROOMS
- BEING COMPLETELY REDECORATED THROUGHOUT
- OPEN PLAN LIVING/KITCHEN
- EN-SUITE TO MASTER BEDROOM
- SUPERB VILLAGE LOCATION
- INTERNET STANDARD & SUPERFAST AVAILABLE
- COUNCIL TAX BAND E
- EPC BAND D







**Kitchen/Diner** 24'10" x 20'8" (7.57 x 6.3)

**Lounge** 24'10" x 12'2" (7.57 x 3.73)

# **Master Bedroom 2** 15'2" x 10'4" (4.63 x 3.15)

# **En-Suite to Master Bedroom** 10'7" x 4' 9" (3.23m x 1.22m 2.74m')

**Bedroom 1** 13'10" x 10'9" (4.22 x 3.28)

**Bedroom 3** 12'4" x 11'8" (3.78 x 3.56)

**Bedroom 4** 12'4" x 12'4" (3.78 x 3.76)

# **Family Bathroom** 9'6" x 6'0" (2.9 x 1.83)









### Floor Plan



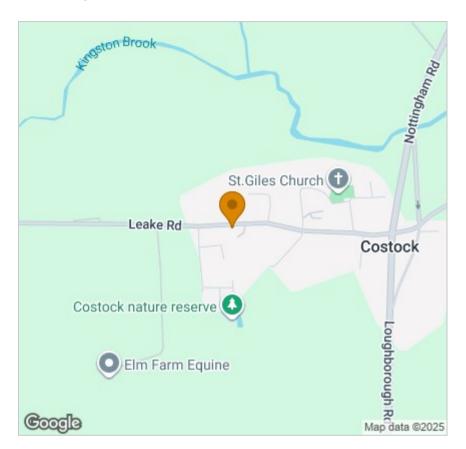
### Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## **Energy Efficiency Graph**

