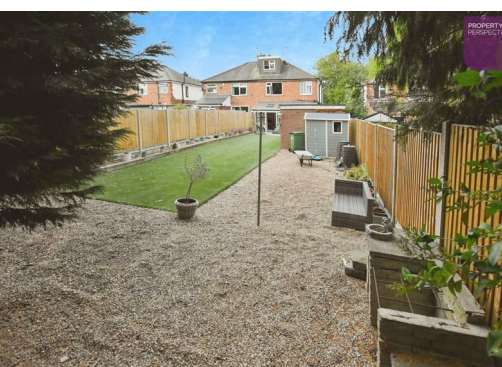




Leicester Road, Wigston, LE18 1JT

£315,000

An Extended traditional bay fronted three bedroom family home which is positioned on a substantial plot providing high degrees of natural privacy and has an additional working garden office room and a 4th bedroom in the converted attic space. The interior of this traditional home has been refurbished to provide tastefully decorated rooms across three floors. The ground floor has a bay fronted lounge area, cloakroom wc, utility, sun lounge and good sized kitchen dining room. The first floor provides three well proportioned bedrooms and a re fitted bathroom. The attic space has been converted to provide a 4th bedroom. Outside there are substantial rear gardens providing high degrees of privacy and has a working office currently in use as a therapy room. To the front there is driveway parking for two to three vehicles.



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PORCH

Tiled flooring, door through to entrance hall

ENTRANCE HALL

Stairs to first floor, wood laminate flooring, storage cupboard

LOUNGE 14'1" x 11'1" (4.3 x 3.4)

Double glazed bay window, wood laminate flooring, open fireplace

KITCHEN DINING ROOM 17'4" x 11'9" (5.3 x 3.6)

Matching wall and base units with work surfaces over, integrated and free standing appliances, dining area

SUN LOUNGE 9'10" x 7'10" (3.0 x 2.4)

Sliding double glazed doors to rear gardens, wood laminate flooring

UTILITY 7'6" x 7'6" (2.3 x 2.3)

Utility area with washing and drying facilities

CLOAKROOM WC

Low level wc, wash hand basin, frosted double glazed window

FIRST FLOOR LANDING

Stairs to loft area, carpet flooring

BEDROOM 1 14'1" x 9'2" (4.3 x 2.8)

Double glazed bay window, wood laminate flooring

BEDROOM 2 9'2" x 8'10" (2.8 x 2.7)

Double glazed bay window, wood laminate flooring

BEDROOM 3 7'2" x 6'10" (2.2 x 2.1)

Double glazed bay window, wood laminate flooring

BATHROOM

Re fitted with a matching white suite and tiled surrounds, frosted double glazed window

ATTIC ROOM BEDROOM 15'1" x 11'5" (4.6 x 3.5)

Double bedroom with velux double glazed window, restricted headroom

GARDEN OFFICE

Working office/therapy gym room with power and light, laminate flooring

REAR GARDENS

Substantial landscaped rear gardens with high degrees of privacy

DRIVEWAY PARKING

Hardstanding Parking for two to three vehicles





