



£450,000

Butt Close, Wigston, Leicester, LE18 3LP

- Detached Bungalow
- Two Reception Rooms
- Studio
- Two Shower Rooms
- Off Road Parking, Double Garage & Front / Rear Gardens
- Dining area
- Study (formerly bedroom three)
- Two Double Bedrooms
- EPC C / Council Tax E / Freehold
- Early Viewing Advised



A rare opportunity to purchase a **SPACIOUS EXTENDED DETACHED BUNGALOW** in this discreet and desirable cul-de-sac. Bright and airy throughout, this flexible property offers ample scope for family life, entertaining, work, and tranquil living. The substantial extension offers a real opportunity for you to create your ideal living space - although built as an art studio, it opens into the welcoming and private rear garden making an adaptable multipurpose space.

Internally the property comprises entrance hall, WC, L-shaped lounge-diner, kitchen, **TWO DOUBLE BEDROOMS** (principal with ensuite), shower room, study, large studio/reception room.

Externally there is a spacious driveway, double garage (with light and power), shed/workshop (with light and power), and established front and rear gardens.

PORCH

8'2" x 3'8" (2.51m x 1.13m)

Double glazed, large sliding door, tiled floor.



ENTRANCE HALLWAY

8'11" x 8'10" (including wc and cupboard) (2.74m x 2.70m (including wc and cupboard))

Partially glazed wooden front door (to porch), large window with secondary glazing, tiled floor, radiator, storage cupboard, WC, doors to studio and garage.

WC

Tiled floor, hand basin, WC, and radiator.



LOUNGE AREA

19'3" x 12'7" / 11'1" to chimney breast (5.89m x 3.84m / 3.40m to chimney breast)

Picture rail, ceiling coving, gas fire with brick surround and tiled hearth, radiator, double glazed windows to front & side. Archway (1.76m wide) leading to the dining area.



DINING AREA

9'6" x 9'3" (2.90 x 2.84)

Picture rail, ceiling coving, double glazed window to front, radiator, and serving hatch.



KITCHEN
10'0" x 13'7" (3.06 x 4.15)

Tiled flooring & splashbacks. Base and wall units with stainless steel handles. Worktops with inset sink/drain. Fitted 'Bosch' oven and microwave. Gas hob with extractor fitted above. Space provided for under counter dish washer, washing machine, and fridge. Wall mounted gas boiler in fitted cupboard. Double glazed window to the side. UPVC door leading to rear garden.



BEDROOM ONE
9'8" x 12'8" (2.95 x 3.87)

Double glazed window to rear. Radiator and fitted wardrobe. Door to ensuite.

ENSUITE
5'2" x 9'5" (1.58 x 2.88)

Shower, radiator, WC, and double glazed window to side.



OTHER ASPECT



BEDROOM TWO
9'11" x 13'2" (3.04 x 4.02)

Double glazed window to rear, radiator, and large built in cupboard.



SHOWER ROOM

9'6" x 5'1" (2.90 x 1.57)

Corner shower cubicle, radiator, WC, and sink with storage below. Double glazed window.

STUDY / BEDROOM THREE

10'2" x 9'8" (3.10m x 2.95m)

Originally bedroom three but converted to a study. Tiled floor, and radiator.



OUTSIDE

Front garden with block paving, established trees, shrubs, and border. Block paved front driveway with space for several vehicles. South facing walled private rear garden with side access points, established trees, shrubs, and borders, three patios (one with pond), lawned area, and shed/workshop with light and power (consumer unit).

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES



RECEPTION THREE/ STUDIO

23'6" x 14'9" (7.17 x 4.50)

Currently used as an art studio but readily usable for other purposes. Fitted storage, Belfast sink, radiator, double glazed windows to side & rear. Sliding door to rear garden.

DOUBLE GARAGE

17'11" x 18'7" (5.47 x 5.67)

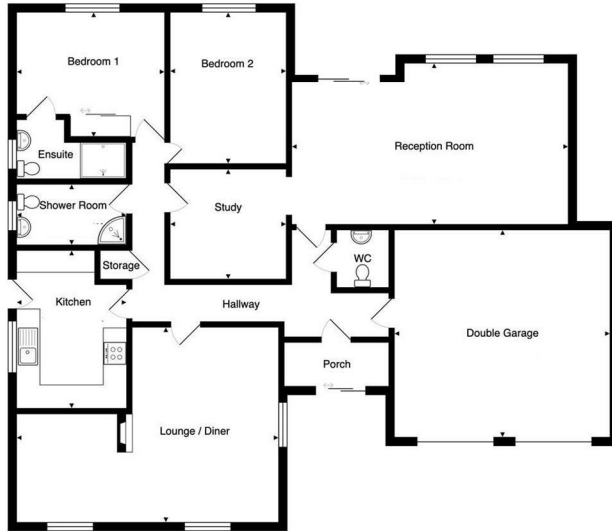
Light, power, and internal door leading to entrance hallway.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

