



Sandy Rise, Wigston

In Excess of £350,000

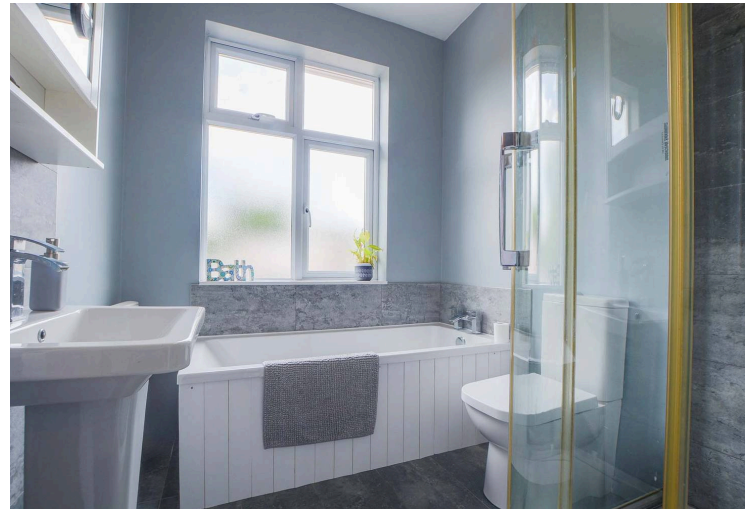
A superb and EXTENDED FOUR BEDROOM semi-detached period family home enjoying accommodation over THREE FLOORS. Presenting a STUNNING open extended open plan fitted living kitchen dining room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With two leaded and stain glazed double glazed windows to the front elevation, stairs to first floor, radiator.

Living Room 12' 7" x 12' 3" (3.83m x 3.73m)

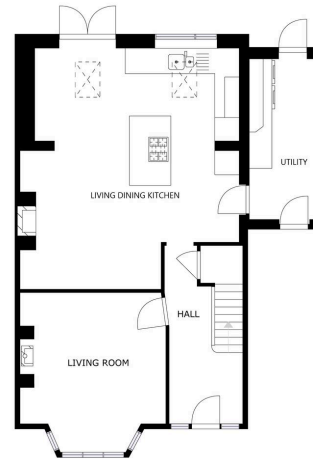
With double glazed bay window to the front elevation, chimney breast with log burning stove, ceiling coving, TV point, radiator.

Open Plan Fitted Living Dining Kitchen 20' 11" x 18' 2" (6.37m x 5.53m)

A spacious and extended open plan living dining kitchen has double glazed window to the rear elevation, two double glazed skylight windows, double glazed French doors to rear garden, wood effect floor, a range of wall and base units with work surface over, sink, drainer and mixer tap, integrated four ring ceramic hob, double oven, integrated dishwasher, space for fridge freezer, living area with chimney breast, wood effect parquet floor, drop down lighting, radiator, door to utility room.



FLOOR 1



Matterport

Utility Room 13' 11" x 5' 9" (4.25m x 1.76m)

With double glazed door to rear garden, a range of wall and base units with work surface over, plumbing for washing machine and tumble dryer, wall mounted boiler, door to garage.

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin.

First Floor Landing

With double glazed window to the side elevation, stairs to loft conversion/bedroom four.

Bedroom One 11' 10" x 10' 11" (3.60m x 3.33m)

With double glazed window to the rear elevation, TV point, radiator.

Bedroom Two 12' 4" x 7' 10" (3.77m x 2.40m)

With double glazed window to the front elevation, TV point, radiator.

Bedroom Three 7' 6" x 6' 6" (2.28m x 1.98m)

With double glazed window to the front elevation, built-in wardrobe, radiator.

Bathroom 7' 10" x 6' 8" (2.38m x 2.04m)

With double glazed window to the rear elevation, bath, separate shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

Bedroom Four/Loft Conversion 10' 11" x 11' 10" (3.32m x 3.60m)

With double glazed skylight windows to the rear and side elevations, under eaves storage.

Front Garden

Low maintenance frontage with lawn area, shrubs.

Rear Garden

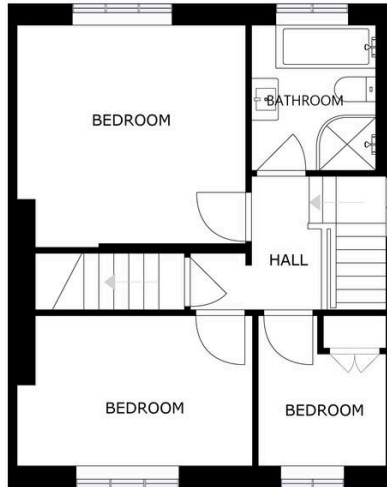
An established rear garden with paved patio area, paved pathway, lawn, flowerbeds and shrubs, fenced and walled perimeter, concrete outbuilding.

Driveway

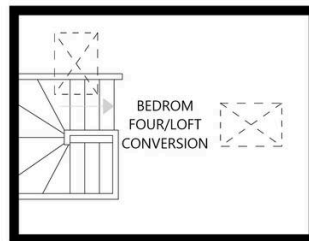
Providing off road parking.

Garage

Limited access, no room for a vehicle.



FLOOR 2



FLOOR 3



We'll keep you moving...



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