





17 Stanhope Road, Wigston

£425,000 Freehold

Desirable 4-bed detached home in Wigston cul-de-sac. Features 2 reception rooms, ensuite, Jacuzzi bathroom, walled rear garden, 3-car drive & double garage with loft room/office potential. Must view!

KB Knightsbridge Estate Agents
0116 288 4888







Entrance Hall
Welcoming entrance featuring low-maintenance tiled flooring and a neutral decor scheme. Provides seamless access to the ground floor principal accommodation and staircase to the first floor.

Ground Floor WC
5' 3" x 4' 11" (1.60m x 1.50m)
A convenient cloakroom fitted with a white low-level WC and wash hand basin with built-in storage. Finished with clean, tiled flooring and radiator heating.

Reception Room
22' 8" x 12' 6" (6.90m x 3.80m)
An impressive, dual-aspect reception room spanning over 22 feet in length, flooded with natural light from the front window and twin sets of rear French doors. Centred around a stylish living-flame-effect gas fire set within a curved chimney breast surround.

Dining Room
11' 2" x 9' 10" (3.40m x 3.00m)
A dedicated formal dining space highlighted by a feature bay window framing views of the private rear garden. Complete with practical tiled flooring and a central heating radiator.



Split-Level Kitchen Breakfast Room
12' 10" x 9' 6" (3.90m x 2.90m)
A stylish split-level kitchen fitted with an extensive range of wall and base units, contrasting worktops, and an integrated breakfast bar for casual dining. Equipped with an integrated fridge and freezer, gas cooking provision, tiled floors, and inset ceiling spotlights.



Utility Room
9' 2" x 4' 11" (2.80m x 1.50m)
Essential utility space offering direct access to the rear garden and housing the property's central heating boiler. Designed with practical plumbing and space for separate washing machine and tumble dryer units.

First Floor Landing
Central landing area providing access to all four bedrooms, family bathroom, loft hatch, and a useful built-in linen storage cupboard.



Bedroom One
13' 1" x 11' 6" (4.00m x 3.50m)
A spacious principal double bedroom suite situated to the front of the home, featuring built-in wardrobes and its own private en-suite shower room.

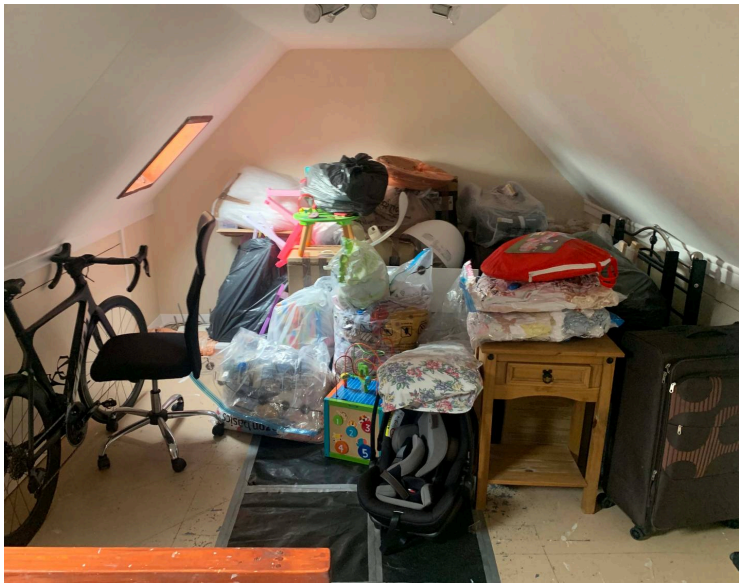
Ensuite Shower Room
6' 11" x 4' 11" (2.10m x 1.50m)
Fully tiled en-suite shower room equipped with a cubicle shower, low-level WC, wash hand basin, and a heated towel rail.













Bedroom Two
12' 6" x 10' 10" (3.80m x 3.30m)
A generous double bedroom positioned to the front elevation, benefitting from modern laminate flooring, recessed ceiling spotlights, and two built-in storage cupboards.

Bedroom Three
9' 6" x 9' 2" (2.90m x 2.80m)
A well-proportioned bedroom featuring laminate flooring and useful built-in wardrobe space.

Bedroom Four
9' 10" x 6' 7" (3.00m x 2.00m)
A single bedroom ideal as a child's room or dedicated dressing space, illuminated by an overhead skylight window.

Family Bathroom
9' 6" x 5' 7" (2.90m x 1.70m)
A modern-style family bathroom featuring both a luxury Jacuzzi bath and a separate tiled shower cubicle. Finished with full wall and floor tiling, a chrome heated towel rail, and an overhead skylight.

Front Garden

Neat, low-maintenance front area featuring a small lawned area bordered by established planting, with a pathway leading directly to the covered storm porch. Excellent curb appeal within a quiet cul-de-sac setting.

Rear Garden

Private, fully enclosed rear garden featuring a substantial brick-walled perimeter for added security and privacy. Incorporates a large paved patio area ideal for outdoor dining, leading to a lawn framed by flower beds and shrub borders. Includes outside lighting and a side access gate.

Garage

5.09m x 4.90m / 16'8" x 16'1" (Loft Space: 4.70m x 3.10m / 15'5" x 10'2") Detached double garage equipped with twin up-and-over front doors and a pedestrian side entrance door leading directly from the rear garden. Features full power and lighting. Includes an internal staircase leading up to a fully boarded loft space, providing ideal potential for a private home office, gym, or workshop.

Driveway

Private block-paved driveway located to the side of the property, providing off-road parking capacity for up to three vehicles, directly leading up to the double garage.



Ground floor

1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.