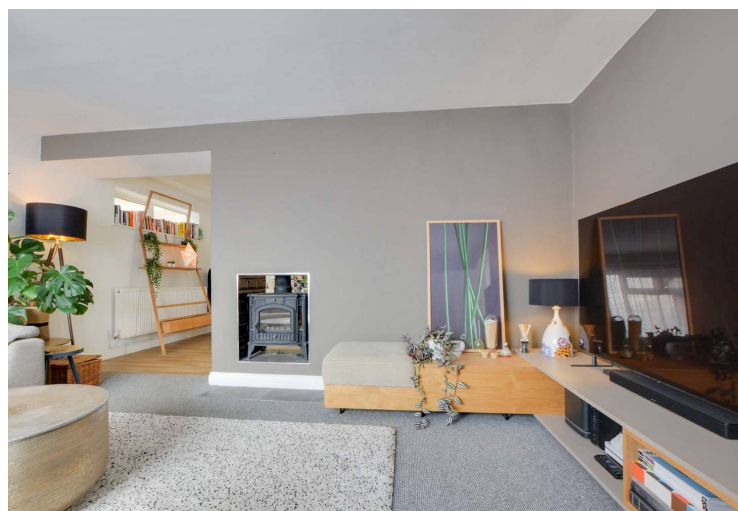
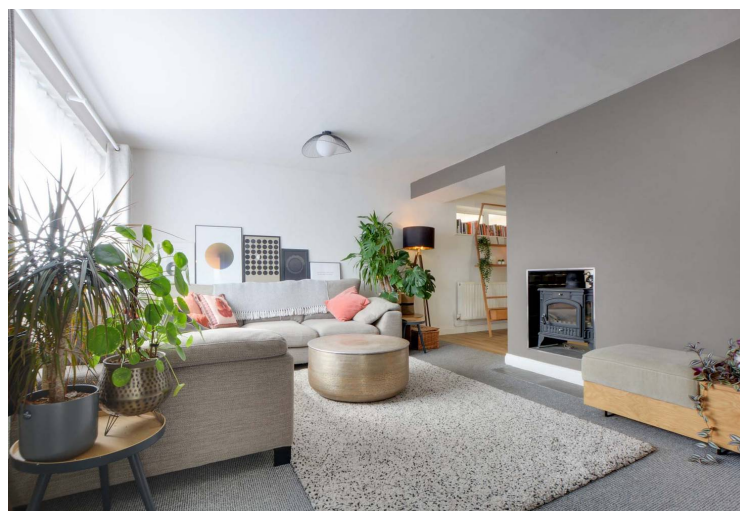




Collaton Road, Wigston

Offers in Excess of £485,000 Freehold

Stunning 5-bed extended detached home on a corner plot. Features open-plan dining kitchen, log burner, en-suite, luxury bathroom, garden with outbuilding & driveway parking for 4 vehicles.





Entrance Hall

Entered by a double-glazed door, double-glazed window to front elevation, cloaks cupboard, stairs to first floor landing.

Reception Room One/Lounge

15' 11" x 12' 2" (4.86m x 3.71m)

Cosy living room, double-glazed window to front elevation, log-burning stove, television point, radiator, opening providing access to dining area.

Dining Area

15' 8" x 10' 6" (4.77m x 3.20m)

Wood effect flooring, access to log-burning stove, double-glazed window to side elevation, radiator.

Kitchen Area

Double-glazed windows to side and rear elevations, double-glazed French doors providing views and access to rear garden, continuation of wood effect flooring, range of impressive stylish base and wall units, wood effect laminated work surfaces, sink drainer with mixer tap, inset four-ring ceramic hob with extraction hood over, double integrated oven, space for fridge freezer, spotlights, radiator.

Side Lobby

Access to built-in cupboard.

Utility Area

Plumbing for a washing machine, additional double-glazed door to the garden.





Downstairs WC

With a double-glazed window to the side elevation, low-level WC, wash hand basin with storage underneath, tiled splashback and a radiator.

First Floor Landing

Double-glazed window to the side elevation.

Bedroom One

12' 0" x 10' 10" (3.66m x 3.29m)

Double-glazed window to the front elevation, radiator, door to en-suite.

En-Suite

7' 6" x 4' 0" (2.28m x 1.22m)

Double-glazed window to side elevation, wood effect flooring, shower cubicle with screen over and shower head, low level WC, wash hand basin with under-basin storage, tiled splashbacks, feature wall-mounted radiator.

Bedroom Two

9' 5" x 11' 10" (2.88m x 3.60m)

Double-glazed window to rear elevation, radiator.

Bedroom Three

9' 5" x 11' 10" (2.87m x 3.61m)

Double-glazed window to rear elevation, radiator.

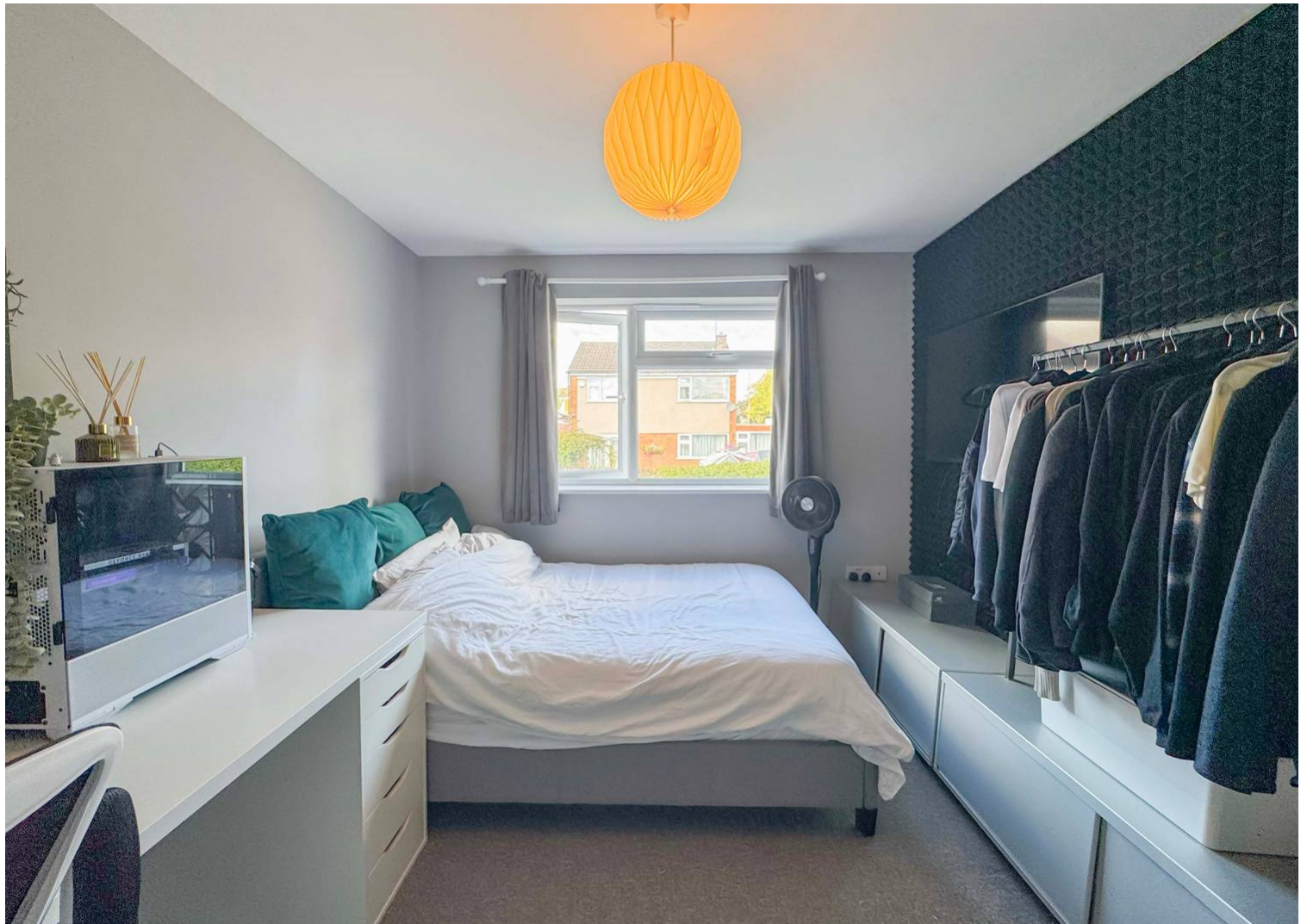
Bedroom Four

9' 9" x 7' 10" (2.97m x 2.39m)

Double-glazed window to side elevation, radiator.









Bedroom Five

7' 7" x 7' 0" (2.30m x 2.13m)

Double-glazed window to front elevation, radiator.

Bathroom

7' 8" x 8' 6" (2.34m x 2.60m)

Stylishly appointed, double-glazed window to side elevation, freestanding oval bath, separate shower cubicle, low-level WC, wash hand basin with under-basin storage, tiled splashbacks, feature wall-mounted chrome radiator, spotlights, extraction fan.

Rear Garden

Consisting of a patio seating area leading to an astro-turf lawn, an outbuilding suitable for various purposes, hot tub (by separate negotiation)

Garage

Currently fitted with a temporary semi-partition used as a home gym, but easily dismantled to revert to a full garage

Driveway

Paved driveway providing off-road parking for a couple of vehicles



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

We'll keep you moving...



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