



**FOR SALE**

2 Bed Semi-Detached Bungalow in Staindale, Wigston LE18 3XR

**Offers Over £270,000**



## PROPERTY FEATURES

- Extended Semi-Detached Bungalow
- Well-Presented Throughout
- Large Lounge/Diner
- Modern Kitchen/Breakfast Room
- Shower Room
- Low Maintenance Garden
- Cul-De-Sac Location
- Close To Amenities & Transport Links
- NO CHAIN!

## FULL DESCRIPTION

### SUMMARY

A well-presented and extended two double bedroom semi-detached bungalow situated on the highly regarded Meadows Estate in Wigston. This spacious home offers versatile accommodation throughout, featuring a generous lounge/diner ideal for both relaxing and entertaining, along with a large modern kitchen/breakfast room fitted with contemporary units and ample space for dining. The property boasts two genuine double bedrooms and a well-appointed shower room. Outside, there is a low-maintenance rear garden, perfect for easy upkeep, together with off-road parking and a garage providing additional storage and convenience.

### PORCH

Accessed via a UPVC double glazed front door. Door into: Hall.

### HALL

3' 9" x 14' 4" (1.14m x 4.37m) Doors off to: All rooms. Vinyl flooring. Radiator. Loft hatch with pull down ladder, with the loft benefitting from a light.

### LOUNGE/DINER

24' 8" x 11' 3" (7.52m x 3.43m) UPVC double glazed 'French' doors out to: Rear garden. 2 x ceiling fans. TV and telephone point. Feature electric fireplace with wooden surround. Radiator.

### KITCHEN/BREAKFAST ROOM

18' 11" x 11' 4" (5.77m x 3.45m) Having a selection of fitted base and wall units with a laminate worktop over and a 'Butler' sink. There is a mid level double oven, induction hob, extractor, space for a freestanding washing machine, dishwasher, fridge and freezer all enclosed behind door fronts. UPVC double glazed door and side windows to: Rear garden. LED spotlights. Tiled flooring. Chrome heated towel rail.



# Phillips George



## **BEDROOM ONE**

13' 7" x 10' 3" (4.14m x 3.12m) UPVC double glazed bow window to front aspect. Radiator.

## **BEDROOM TWO**

13' 5" x 8' 5" (4.09m x 2.634m) UPVC double glazed bow window to front aspect. Radiator.

## **SHOWER ROOM**

8' 5" x 6' 1" (2.634m x 1.85m) Comprising: Corner shower enclosure with Aqua boarding. Low level WC and wash hand basin in a fitted vanity unit providing additional storage. UPVC double glazed window to side aspect. LED spotlights. Extractor. Vinyl flooring. Chrome heated towel rail.

## **OUTSIDE**

The property is situated in a peaceful cul-de-sac location overlooking green space. There is a low maintenance gravel front garden with side gated access to the rear. The rear garden has been recently landscaped with paved patio, artificial lawn and is fully enclosed by lapped wooden fencing. The garden benefits from a wooden summerhouse, shed and tap.

## **GARAGE**

There is two off road parking spaces and a garage directly opposite from the property. The garage has an up and over door. No power or light.

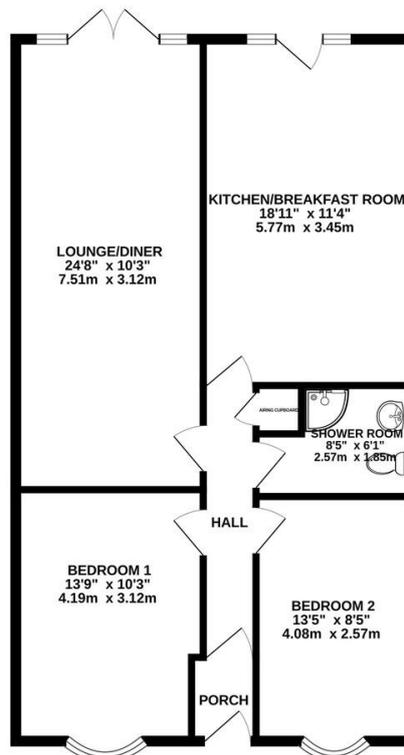




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	71	76
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

