



FOR SALE

2 Bed Detached Bungalow in Thirlmere Road, Wigston, LE18 3RR

£340,000



PROPERTY FEATURES

- Two-bedroom detached bungalow
- Recently redecorated throughout
- Brand new carpets fitted
- Stylish internal upgrades
- Bright and well-proportioned living accommodation
- Generous frontage
- Good-sized, private rear garden
- Garage and off-road parking
- Sought-after location in The Meres, Wigston
- No onward chain!

FULL DESCRIPTION

SUMMARY

A well-presented two-bedroom detached bungalow, recently redecorated and re-carpeted, showcasing a range of stylish internal upgrades throughout including a re-fitted bathroom. Occupying a generous plot with an attractive frontage and a well-proportioned rear garden, the property also benefits from a garage and a sought-after position within the highly regarded Meres area of Wigston. Perfect for those looking to downsize without compromise, while still offering exciting potential to extend (subject to planning). Offered for sale with no upward chain, enabling a smooth and straightforward move.

ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: All rooms. Engineered wooden flooring. Radiator.

LOUNGE

16' 9" x 12' 2" (5.11m x 3.71m) UPVC double glazed door out to: Rear garden. UPVC double glazed window to rear aspect. Feature fireplace with stone surround and hearth. Media point. Radiator.

KITCHEN/DINER

15' 2" x 7' 9" (4.62m x 2.36m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink with drainer. There is a high level double oven, four ring gas hob, extractor, space and plumbing for a freestanding washing machine, with two under counter spaces for a fridge and freezer. UPVC double glazed door out to: Side passage. UPVC double glazed window to rear aspect. Vinyl flooring. Radiator.



Phillips George



BEDROOM ONE

12' 0" x 9' 9" (3.66m x 2.97m) UPVC double glazed bay window to front aspect. Radiator.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) UPVC double glazed window to front aspect. Wall lighting. Radiator. Door to: Garage.

BATHROOM

7' 3" x 5' 8" (2.21m x 1.73m) Comprising: Walk-in shower, sink over a fitted vanity unit with mirror over and a low level WC. UPVC double glazed window to side aspect. LED spotlights. Extractor. Loft hatch. Feature wall tiling. Vinyl flooring. Chrome heated towel rail.

GUEST WC

Comprising: Low level WC. UPVC double glazed window to side aspect. Vinyl flooring.

OUTSIDE

The property occupies a generous plot with ample frontage providing off road parking on the driveway, there is a front garden area and gated side access to the rear garden. The garage has an electric roller door, power and light with a pedestrian door out to the rear garden and window to rear aspect. The rear garden is of a good size with a large paved patio with retaining wall and borders with steps leading down to the lawn area. The garden has a wooden shed, tap and outdoor electrical socket.

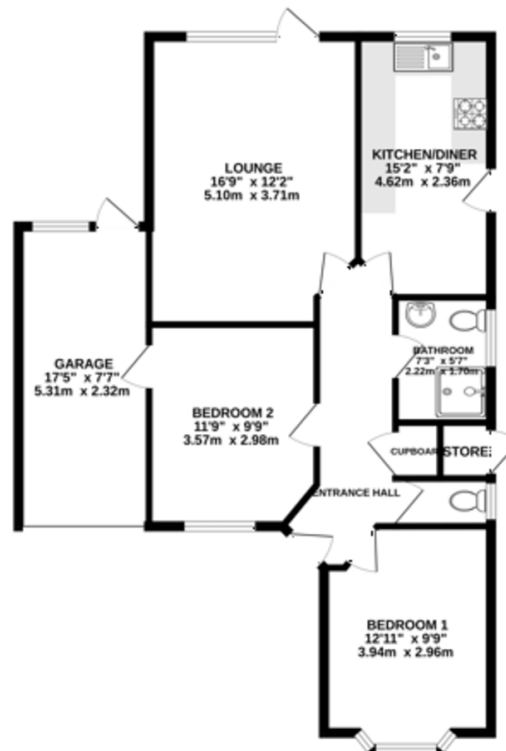




Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A	85	69
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR
823 sq.ft. (76.4 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.

