



FOR SALE

2 Bed Semi-Detached House in Forryans Close, Wigston, LE18 3LL

Offers Over £220,000



PROPERTY FEATURES

- Immaculately presented throughout
- Ideal first-time buyer home
- Two-bedroom semi-detached
- Larger than average plot
- Tandem driveway providing off-road parking
- NO CHAIN – move-in ready
- Kitchen with granite worktops
- Spacious lounge/diner with French doors to garden
- Two bright bedrooms with built-in wardrobes



FULL DESCRIPTION

ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Lounge/diner and kitchen. LVT flooring. Radiator.

UTILITY CUPBOARD

Accessed off the entrance hall is the extremely handy utility cupboard, having space with plumbing for a freestanding washing machine, also housing the combi boiler and having the added benefit of shelving for additional storage.



LOUNGE/DINER

17' 11" x 12' 4" (5.46m x 3.76m) Having UPVC double glazed 'French' doors out to: Rear garden and a UPVC double glazed window to the side aspect. Stairs rising to: First floor. Feature wall mounted electric fireplace. LVT flooring. TV and telephone point. Radiator.



KITCHEN

9' 8" x 6' 6" (2.95m x 1.98m) Having a selection of fitted base units and a laminate worktop over. There is a UPVC double glazed window to the front aspect, a single bowl stainless steel sink with drainer, a freestanding gas top cooker and space for a freestanding fridge/freezer. The kitchen also benefits from a breakfast bar, open wall shelving and tiled flooring.

LANDING

Doors off to: Bedrooms and bathroom. UPVC double glazed window to side aspect. Airing cupboard. Loft hatch access.



Phillips George



BEDROOM ONE

12' 7" x 12' 3" (3.84m x 3.73m) UPVC double glazed box bay window to rear aspect and a further UPVC double glazed window to side aspect. Built-in wardrobe with double doors. Radiator.

BEDROOM TWO

12' 6" x 6' 0" (3.81m x 1.83m) UPVC double glazed window to front aspect. Built-in wardrobe with single door. Radiator.

BATHROOM

7' 6" x 6' 0" (2.29m x 1.83m) Comprising: Bath with electric power shower over, low level WC and wash hand basin. There are two UPVC double glazed windows, wall tiling to bath area and 1/2 wall wood paneling. Vinyl flooring and radiator.

OUTSIDE

The property benefits from a larger than average plot having front, side and a fully enclosed rear garden. The garden areas are all well-tended with mature planting and hedging. The rear garden has a paved patio and lawn. The house also has a generous driveway to the rear providing off road parking for multiple vehicles. There is also a very handy outdoor store.



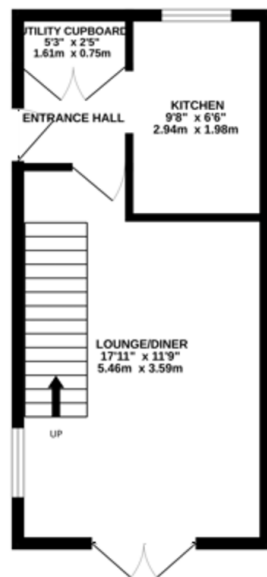


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA - 607 sq ft (56.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, fixtures and appliances shown may not be fitted and no guarantee is given to their quantity or efficiency can be given.

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