

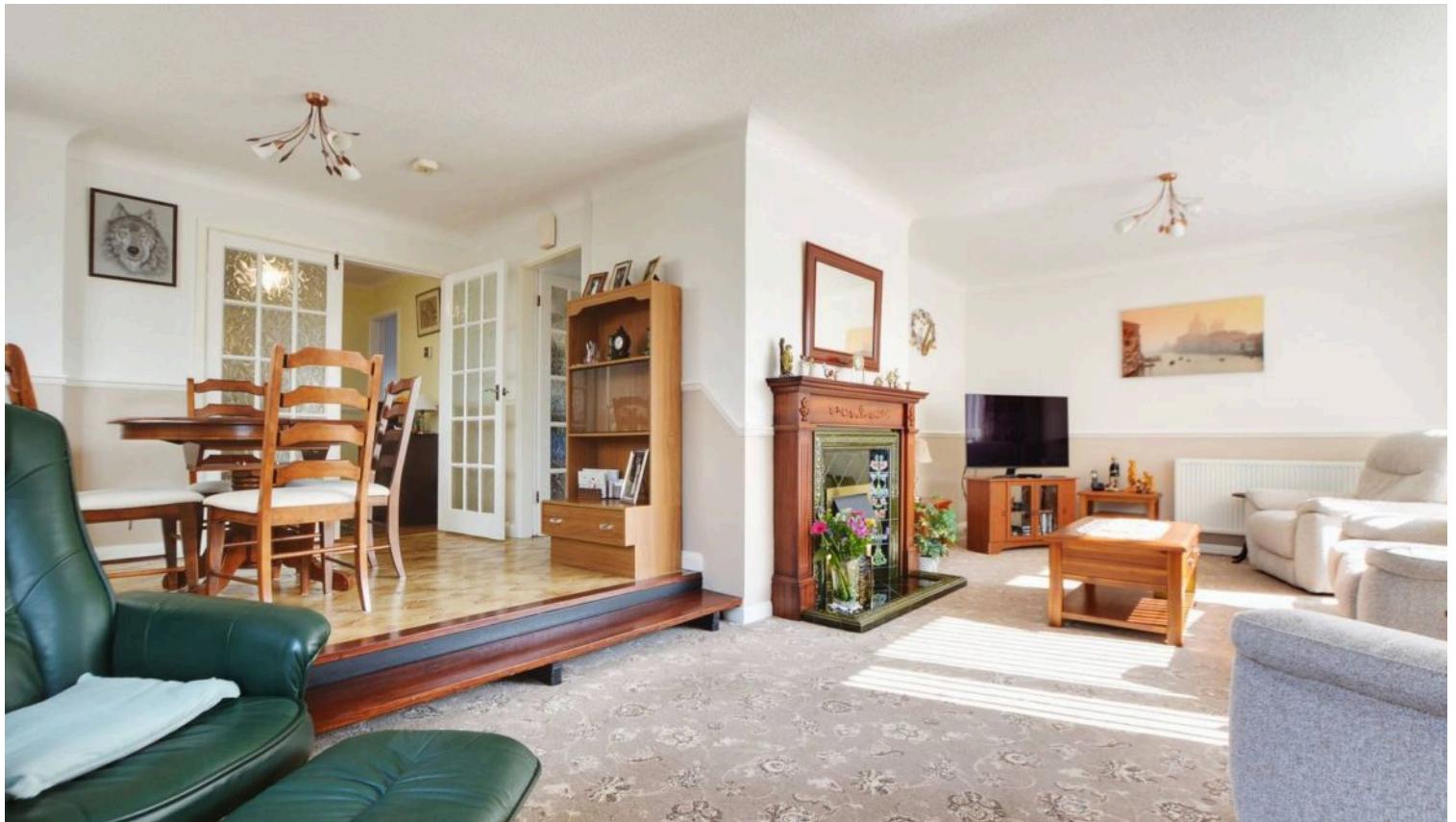


## Wimborne Close, Wigston

Offers Over £360,000

A WELL PRESENTED and spacious FOUR BEDROOM detached bungalow. Featuring both a bathroom and separate shower room alongside AMPLE OFF ROAD PARKING leading to a double garage.





#### **Entrance Porch**

With access to the entrance hall.

#### **Entrance Hall**

With wood effect floor, built-in cupboard, radiator.

#### **L-Shaped Lounge Diner**

##### **Lounge Area**

20' 0" x 12' 11" (6.10m x 3.94m)

With double glazed windows to the front and side elevations, electric fire with surround and hearth, dado rail, ceiling coving, TV point, radiator, steps leading to dining area.

##### **Dining Area**

10' 5" x 9' 3" (3.18m x 2.82m)

With double glazed window to the side elevation, double doors to the hallway, door leading to kitchen, dado rail, ceiling coving, radiator.

#### **Kitchen**

13' 1" x 10' 0" (3.99m x 3.05m)

With double glazed windows to the rear and side elevations, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for freestanding gas cooker, plumbing for washing machine, space for freestanding fridge freezer, door to rear garden.



### **Bedroom One**

13' 7" x 11' 0" (4.14m x 3.35m)

Maximum measurements. With double glazed window to the rear elevation, built-in wardrobes and dressing table, radiator.

### **Bedroom Two**

12' 6" x 9' 10" (3.81m x 3.00m)

With double glazed sliding patio doors providing access to the conservatory, wood effect floor, ceiling coving, radiator.

### **Bedroom Three**

11' 10" x 11' 2" (3.61m x 3.40m)

With double glazed window to the front elevation, built-in wardrobes, radiator.

### **Bedroom Four**

9' 3" x 8' 6" (2.82m x 2.59m)

With double glazed window to the side elevation, built-in wardrobes, radiator.

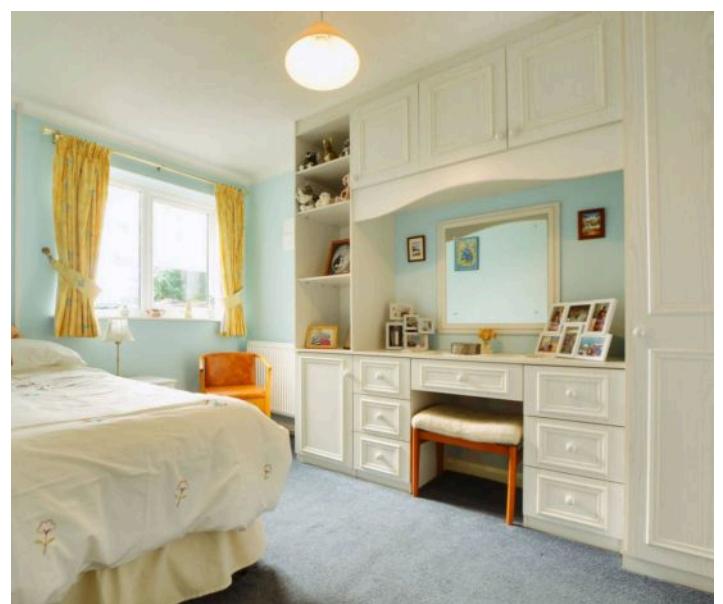
### **Conservatory**

13' 11" x 11' 4" (4.24m x 3.45m)

A double glazed conservatory with double glazed French doors to rear garden, TV point, radiator.

### **Bathroom**

With double glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, radiator.









### **Shower Room**

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below and above, tiled walls, chrome towel rail/radiator.

### **Front Garden**

Gravelled frontage with small flowerbed and shrubs.

### **Rear Garden**

A paved rear garden with side area, workshop, fencing to perimeter.

### **Driveway 8 Vehicles**

Tarmac driveway providing ample off road parking.

### **Double Garage 2 vehicles**



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

**We'll keep you moving...**





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: D

**We'll keep you moving...**



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