



Mere Road, Wigston

£550,000

An extended semi-detached family home offering five bedrooms plus a lined loft room, impressive kitchen diner, driveway parking and a well-maintained rear garden, situated on Mere Road, Wigston.





Entrance Hall

With a solid composite door to the front elevation, Karndean flooring, ceiling spotlights, an understairs cupboard, a radiator and a stylish staircase to the first-floor landing.

Reception Room One

15' 2" x 11' 9" (4.62m x 3.58m)

With a double-glazed bay window to the front elevation, stylish internal shutters, Karndean flooring, spotlights, wall lights, chimney breast and a radiator.

Reception Room Two

19' 3" x 11' 1" (5.87m x 3.38m)

With a double-glazed window to the rear elevation with internal shutters, a double-glazed skylight window with electric opening and electric blind, Karndean flooring, spotlights, a chimney breast with a feature living flame gas fire, a TV point, and a radiator.



Fitted Kitchen Diner

16' 2" x 15' 10" (4.93m x 4.83m)

With two double-glazed skylight windows with electric opening and electric blind, a double-glazed window to the rear elevation, double-glazed French doors to the rear garden, porcelain tiled flooring, underfloor heating, a range of white glossed wall and base units with Silestone granite work surfaces over, sink, drainer, chrome mixer tap, additional steaming hot water tap and waste disposal, stylish ceramic induction hob, double oven, warming draw, feature extraction hood, fridge, freezer, dishwasher, wine chiller, TV point, spotlights, door to the utility room.



Utility Room

6' 5" x 3' 10" (1.95m x 1.17m)

With porcelain ceramic tiled flooring, underfloor heating, a sink, base units with mixer tap and corean drainer, plumbing for a washing machine, space for a tumble dryer, and a door leading to the integral garage.

Shower Room

7' 4" x 2' 10" (2.23m x 0.86m)

With a double-glazed window to the front elevation, Karndean flooring, a shower cubicle with a shower head over, a low-level WC, a wash hand basin, tiled splash backs, and a wall-mounted chrome feature radiator.

First Floor Landing

With access to five bedrooms and two bathrooms.

Bedroom One

14' 4" x 7' 10" (4.37m x 2.39m)

With a double-glazed bay window to the front elevation, built-in wardrobes, drawer units, Oak flooring, a TV point, and a radiator with a feature radiator cover

Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

With a double-glazed window to the front elevation, a built-in sliding mirrored wardrobe, Karndean flooring, a TV point, spotlights and a radiator.









Bedroom Three

12' 10" x 10' 7" (3.91m x 3.23m)

With a double-glazed window to the rear elevation, Karndean flooring, spotlights, a built-in sliding mirrored door wardrobe, a TV point, and a radiator.

Bedroom Four

9' 2" x 9' 0" (2.79m x 2.74m)

With a double-glazed window to the rear elevation, Karndean flooring, spotlights, a TV point, a built-in sliding mirrored door wardrobe and a radiator.

Bedroom Five

8' 6" x 6' 8" (2.59m x 2.03m)

With a double-glazed window to the front elevation, a TV point and a radiator.

Shower Room

7' 8" x 6' 7" (2.34m x 2.01m)

With a double-glazed window to the rear elevation, porcelain tiled flooring, a double shower cubicle with a shower head over, WC, wash hand basin, bidet, spotlights and a feature radiator.

Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

With a double-glazed electric skylight window, spotlights, bath with shower over, WC, wash hand basin, tiled splash backs, and a wall-mounted feature radiator.

Second Floor Landing

With access to the lined loft area.

Lined Loft Room

14' 3" x 14' 0" (4.34m x 4.27m)

With a double-glazed skylight window, storage space, TV point and a radiator.

Rear Garden

With a beautifully maintained spacious rear garden with a patio seating area, upper tier patio area, well-maintained lawn, additional brick-built workshops with electric roller shutter doors and storage facilities, oak pergola (4m x 3m), well-maintained borders and fenced perimeters.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Driveway

Block paved driveway with parking for approximately three vehicles.

Garage

With power, lighting and a radiator. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

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: B

EPC Environmental Impact Rating:

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.