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ESTATE & LETTING AGENTS

6 Ringwood Close

, Wigston, LE18 2JL

Asking Price £575,000

4 2 5 C

Set on a substantial plot in the ever popular Little Hill Estate and offering four double bedrooms is this exceptionally presented, skilfully extended, detached family home. Ideal for growing families in need of more space Ringwood Close offers a wealth of living space with a 23ft lounge complimented by a log burner and an extended 23ft kitchen diner spanning across the rear of the property with double bi-folding doors to allow the outside in, perfect for hosting! The ground floor of the property also benefits from Study/Playroom and WC.

To the first floor are four double bedrooms and a family bathroom with bedroom one offering 19ft of bedroom space with an en-suite shower room. The property also benefits from a substantial rear garden including two seating areas and a hot tub standing, bar/utility, gym area and off road parking for multiple large vehicles.

This Family Home Must Truly Be Seen To Appreciate The Size And Space On Offer Both Internally & Externally!

- Substantial Detached Family Home
- Four Double Bedrooms
- Beautifully Presented Throughout
- Cul-De-Sac Location
- Ground Floor W/C, First Floor Four Piece Bathroom & En-Suite
- 23 Foot Open Plan Kitchen/Living Space With Bi-Fold Doors
- Large Enclosed Rear Garden & With Bar & Gym Area
- Off Road Parking For Five Vehicles
- Internet - Standard & Ultrafast available, See Ofcom.com for more details
- Council Tax Band D / EPC Rating - C

Location
Situated on the highly sought-after Little Hill Estate in Wigston, this property enjoys a quiet and family-friendly residential setting with excellent access to local schools, shops, parks and commuter links. The area is renowned for its strong community atmosphere, and convenient access to Leicester city centre and major motorway routes.

Entrance Hall
14'8 x 7'6 (4.47m x 2.29m)
Entered via a anthracite composite front door providing access to the lounge, study/playroom, Kitchen Diner and Garden

Lounge
29'9 x 12'7 (9.07m x 3.84m)
Cosy family living space with log burner with oak mantel, uPVC double glazed bay window to the front aspect

Study/Playroom
10'5 x 10'1 (3.18m x 3.07m)
With uPVC double glazed window to front aspect,

Kitchen Diner
23 x 30'5 (7.01m x 9.27m)
Fitted with a range of modern, soft closing floor and wall mounted units with square edged worktop . The 23ft extended kitchen also benefits from an integrated fridge and freezer, integrated dishwasher, electric hob and oven, warming draw, wine fridge and bi-fold doors providing access to the garden.

WC
10'1 x 4 (3.07m x 1.22m)
Fitted with a cloakroom basin, low level wc and benefits from an obscure uPVC double glazed window and spotlight.

First Floor Landing
Provides access to the following.

Bedroom One
19'2 x 10'4 max (5.84m x 3.15m max)
Larger than average double bedroom with wardrobes, uPVC double glazed window to the side aspect and en-suite shower room.

En Suite
8 x 5'5 (2.44m x 1.65m)
Fitted with a modern three piece suite comprising walk in shower, pedestal sink and low level wc. The tiled shower room also benefits from a heated towel rail, bluetooth mirror and an obscure uPVC double glazed window.

Bedroom Two
14'3 x 10'5 (4.34m x 3.18m)
Double bedroom with uPVC double glazed window to the front aspect and fitted wardrobes

Bedroom Three
11 x 10'6 (3.35m x 3.20m)
Double bedroom with uPVC double glazed window to the front aspect and cupboard for storage

Bedroom Four
12 x 9'9 (3.66m x 2.97m)
Double bedroom with uPVC double glazed window to the rear aspect

Bar/Gym Area
21 x 15'1 (6.40m x 4.60m)
Converted garage split into a bar with sensor lights, utility space housing the washing machine and dryer and a gym area with three frosted UPVC units and cupboard.

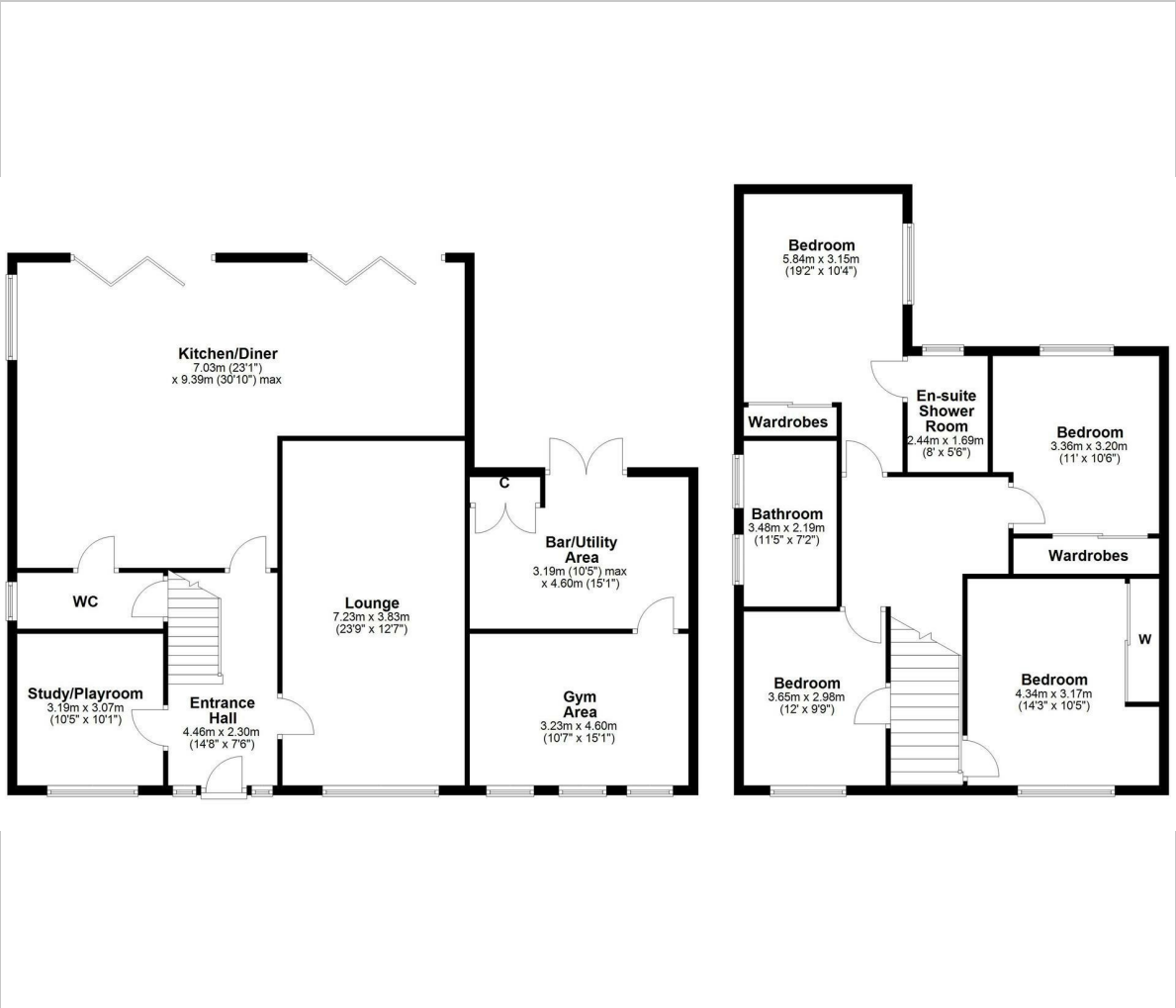
Outside
To the front of the property is a large cobbled driveway offering car standing for multiple vehicles and gate to side to access the rear.

The main garden is split into three sections with the initial patio area currently being used as an outdoor seating area . This then leads onto the second part which is a well maintained lawned garden with planted borders and covered standing for a hot tub. The final part is another seating area in front of the Bar/Gym Area perfect for hosting.

Valuation?
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

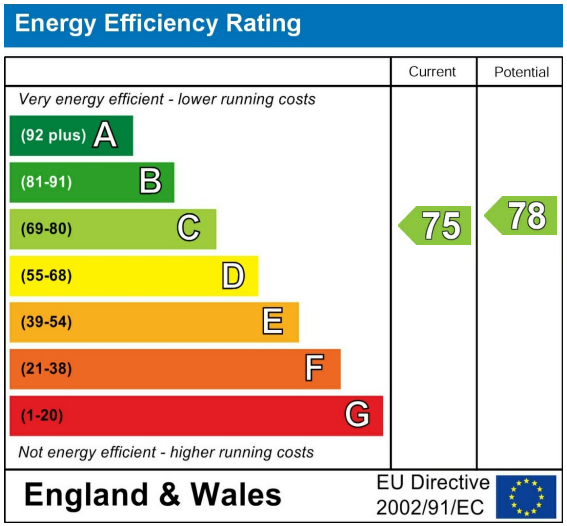
Financial Services
Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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