



**FOR SALE**

3 Bed Semi-Detached House in Rolleston Road, Wigston LE18 2EP

**Offers Over £260,000**



## PROPERTY FEATURES

- Three-bedroom semi-detached home
- Well presented throughout
- Popular Wigston location
- Close to local amenities
- Spacious lounge
- Kitchen/diner ideal for families
- Conservatory with garden views
- Utility room with downstairs WC
- Generous-sized bedrooms

## FULL DESCRIPTION

### PORCH

Brick-built base with UPVC double glazed door and windows. Leading through to:

### ENTRANCE HALL

9' 4" x 4' 4" (2.84m x 1.32m) Door off to: Lounge. Stairs rising to: First floor.

### LOUNGE

12' 9" x 12' 7" (3.89m x 3.84m) UPVC double glazed window to front aspect. Feature open fireplace with Granite hearth and wooden surround. TV and telephone point. Radiator. Door through to:

### KITCHEN/DINER

22' 6" x 9' 4" (6.86m x 2.84m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 composite sink with drainer. There is a single fan assisted oven, gas hob with extractor over, space and plumbing for a freestanding dishwasher with a further space for a freestanding fridge/freezer. UPVC double glazed 'French' doors into: Conservatory. Opening through to: Rear lobby. UPVC double glazed window to rear aspect. Tiled flooring to kitchen area. Wooden laminate flooring to the dining area. Radiator. Boiler.

### CONSERVATORY

9' 7" x 9' 4" (2.92m x 2.84m) Brock-built base with UPVC double glazing and 'French' doors out to: Rear garden. Wooden laminate flooring. Power and light.

### CLOAKROOM/UTILITY

Comprising: Low level WC and wash hand basin. There is pace with plumbing for a freestanding washing machine with ample space for additional electrical appliances.



# Phillips George



## LANDING

Doors off to: Bedrooms, bathroom and WC. Loft hatch access with drop down ladder. Airing cupboard.

## BEDROOM ONE

14' 2" x 9' 4" (4.32m x 2.84m) UPVC double glazed window to rear aspect. Radiator.

## BEDROOM TWO

12' 9" x 10' 9" (3.89m x 3.28m) UPVC double glazed window to front aspect. Built-in wardrobes. Radiator.

## BEDROOM THREE

9' 4" x 8' 2" (2.84m x 2.49m) UPVC double glazed window to front aspect. Radiator.

## BATHROOM

Comprising: Bath with shower over, wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. Wall and floor tiling. Extractor. Radiator.

## WC

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

## OUTSIDE

The property has off road parking to the front and a low maintenance garden area. A pedestrian gate leads through to the side entry and rear garden. The rear garden is of an extremely generous size benefitting from a paved patio, expansive lawn, wooden shed and greenhouse with the garden area being well established with a variety of shrubbery and planting.

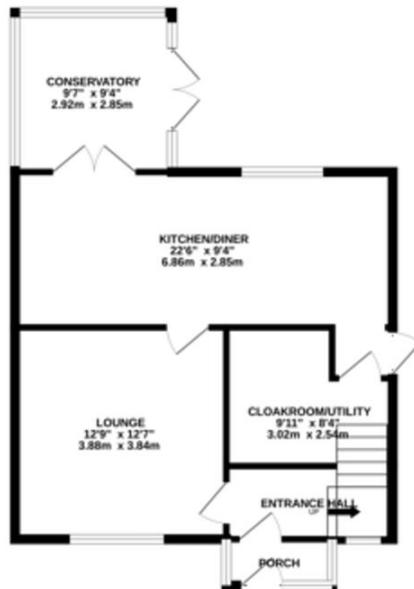




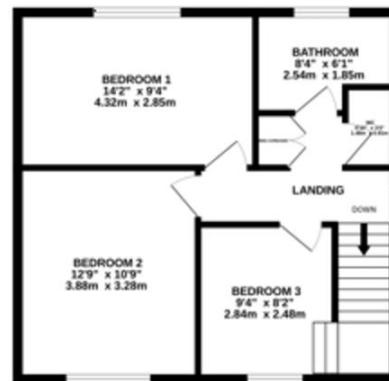
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/08

**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.

