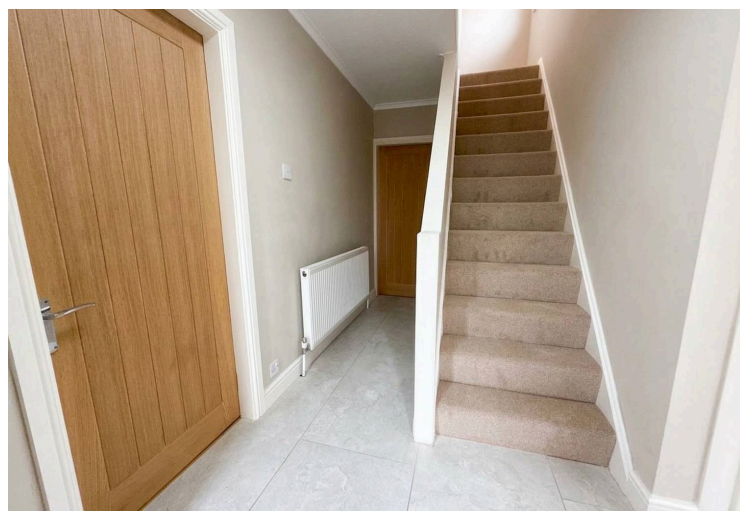




22 Tythorn Drive, Wigston

£350,000 Freehold

**Phillips
George** 

Immaculate detached 3-bed house with modern kitchen, spacious lounge, stylish bedrooms, large garden, patio, driveway parking, and excellent access to schools, amenities, and road links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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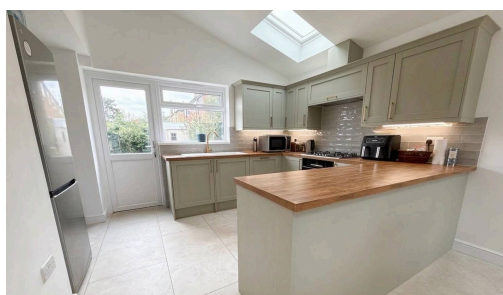
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Detached home
- Immaculately presented throughout
- Dual aspect lounge
- Stunning kitchen/diner
- Downstairs Wc
- Three well proportioned bedrooms
- Re-fitted shower room
- Generous rear garden
- Off road parking for multiple vehicles
- Close to excellent road links, schools & amenities



Entrance hall

Main entrance hall with composite door to the front elevation, tiled flooring and radiator, storage cupboard under stairs.

Lounge

21' 8" x 10' 6" (6.60m x 3.20m)

A bright and generously proportioned lounge offering an excellent amount of space for a variety of furniture arrangements. A feature fireplace with timber mantel creates an attractive focal point, while the neutral décor and carpeting give the room a light and welcoming feel. The accommodation extends towards the rear with a pleasant additional seating area overlooking the garden, with glazed doors providing direct access outside and allowing plenty of natural light to flow through the room.

Kitchen/diner

21' 8" x 13' 3" (6.60m x 4.04m)

A superbly presented kitchen/diner forming a fantastic sociable heart of the home, combining a stylish fitted kitchen with a generous dedicated dining area.

Kitchen area

Beautifully refitted with an attractive range of shaker-style wall and base units, complemented by solid wood-effect work surfaces and contemporary tiled splashbacks. The kitchen incorporates a peninsula providing additional preparation space, together with an integrated oven, gas hob and extractor. A window overlooking the rear garden, glazed external door and rooflight provide excellent natural light, with tiled flooring completing this stylish and practical space.

Dining area

A bright and inviting dining area providing ample space for a family dining table and chairs, perfectly positioned alongside the kitchen to create a sociable open-plan feel. A large front-facing window and rooflight flood the space with natural light, while tiled flooring continues seamlessly from the kitchen for a smart and cohesive finish

Downstairs WC

A stylishly refitted downstairs WC finished with contemporary large-format tiling, comprising a low level WC, vanity wash hand basin with useful storage beneath. A heated towel rail and obscure glazed window complete this smart and practical space. This space lends itself to becoming a utility or could have a shower enclosure installed for further convenience.

Landing

A bright and neatly presented first floor landing providing access to the bedrooms and bathroom. An obscure glazed window allows plenty of natural light into the space, complemented by neutral décor and newly fitted carpeting.

Bedroom one

11' 1" x 10' 6" (3.38m x 3.20m)

A well-proportioned and beautifully presented double bedroom offering ample space for a range of freestanding bedroom furniture. A large front-facing window provides excellent natural light, while soft neutral décor, fitted carpeting and a feature wall create a comfortable and stylish finish.

Bedroom two

10' 7" x 10' 6" (3.23m x 3.20m)

A generous second double bedroom offering excellent space for a range of freestanding bedroom furniture. A large rear-facing window provides plenty of natural light and a pleasant outlook, complemented by neutral décor and fitted carpeting.

Bedroom three

6' 8" x 5' 5" (2.03m x 1.65m)

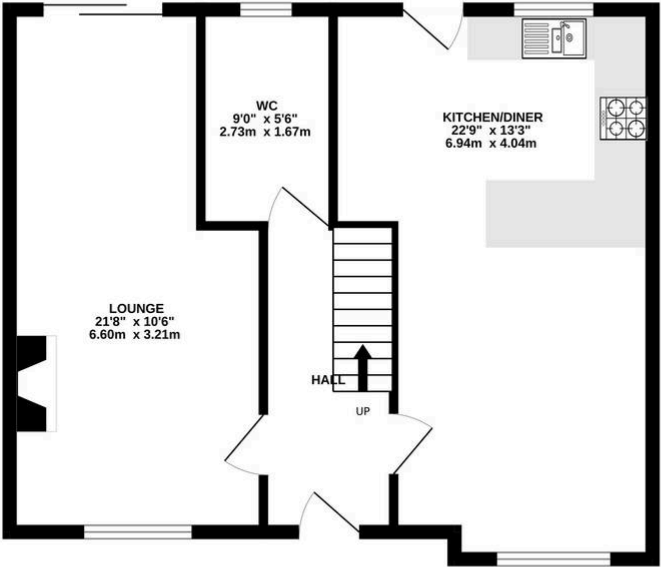
A well-presented single bedroom, ideal for use as a child's room, nursery or dedicated home office. A front-facing window provides good natural light, with neutral décor and fitted carpeting completing the room.

Shower room

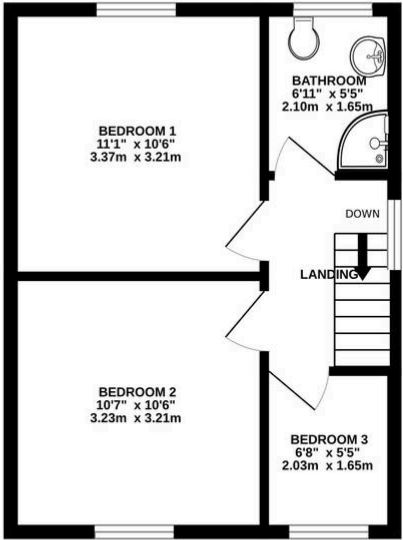
6' 1" x 5' 5" (1.85m x 1.65m)

A contemporary refitted shower room finished with stylish modern tiling and comprising a generous shower enclosure with glazed screen, WC and vanity wash hand basin with useful storage beneath. An obscure glazed window provides natural light, completing this smart and well-appointed space.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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 no responsibility is taken for any error, omission or mis-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.
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