

FOR SALE



**GLAISDALE ROAD
WIGSTON
LEICESTER
LE18 3YN**

£485,000

FEATURES

- No chain
- Freehold
- 4 Bedrooms in an ensuite
- Lounge + Sitting Room + Dining Room
- Family bathroom + downstairs WC
- Detached House
- Quiet cul-de-sac location
- Double garage + driveway for 2 cars
- Kitchen with Utility Room
- Spacious garden



SETHS

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

LOUNGE

22'6" x 12'8"

Laminate flooring, fireplace, radiator, sliding patio doors leading to rear garden

DINING ROOM

12'8" x 9'8"

Laminate flooring, radiator, uPVC double glazed bay window

SITTING ROOM

13'1" x 9'6"

Carpeted, radiator, fireplace, x2 uPVC double glazed windows

KITCHEN

13'7" x 9'5"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in oven / grill, integrated dishwasher, integrated fridge, tiled flooring, partly tiled walls, long standing radiator, uPVC double glazed window, opening to utility room

UTILITY ROOM

9'4" x 5'2"

Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, tiled flooring, partly tiled walls, long standing radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

15'6" x 9'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window, ensuite

ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

BEDROOM 2

12'8" x 9'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

10'7" x 9'5"

Tiled flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

9'8" x 6'11"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, 'p-shaped' bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

OUTSIDE

The property benefits from a double garage and a driveway with space for 4 cars. The garden to the rear of the property is a charming and well maintained one featuring a spacious L-shaped layout, offering both versatility and privacy. A generous slabbed patio provides the perfect dining area, ideal for entertaining guests and hosting get togethers during the warmer months.

Beyond the patio, a neatly maintained grassed area creates an inviting space for relaxation, play or outdoor activities. The garden is beautifully enclosed by mature hedges and established trees, complemented by wooden fencing, ensuring a private and tranquil setting.

Practicality meets convenience with direct access to a double garage, making the space both functional and appealing for everyday living.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: E

Council Tax Rate: £2,942.77

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



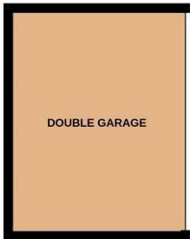
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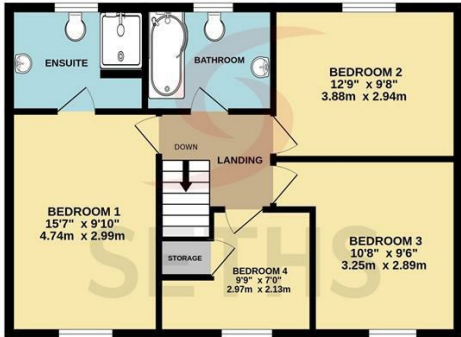
info@seths.co.uk
www.seths.co.uk


Council Tax Band
E

GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

