CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, GARAGE AND WELL TENDED LAWNED GARDENS



25 KILBY DRIVE
WIGSTON LE18 3SR

£1,575 PCM

- Entrance Hall With Guest Cloakroom
- Attractive Lounge To Rear
- Separate Dining Room
- Family Bathroom
- Three Good Sized Bedrooms
- Sun Room
- Well Fitted Kitchen
- Ample Off Road Parking & Tandem Length Garage
- Mature Well Tended Gardens
- Popular Residential Location

CASTLE ESTATES 1982

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www.castles-online.co.uk

Kilby Drive in Wigston, this detached bungalow offers a delightful blend of comfort and space.

With entrance porch to hall, guest cloakroom, contemporary fitted family bathroom, three good sized bedrooms, spacious lounge to rear opening onto sun room, separate dining room and well fitted kitchen.

One of the standout features of this property is the good-sized, mature private plot, which offers ample off road parking, tandem length garage and beautiful gardens. Available in November!

COUNCIL TAX BAND & TENURE

Oadby and Wigston Council - Band E (Freehold).

ENTRANCE PORCH

Glazed front door and window. Further wooden door and side windows with obscure glass leading to Hall.

ENTRANCE HALL

having central heating radiator, access to the roof space with drop down ladder, built in storage cupboards and door to side garden.

GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass.

FAMILY BATHROOM

9'4" x 7'0" (2.86m x 2.14m)
having modern white suite including panelled bath, shower cubicle with rain shower over and handheld shower, integrated low level w.c., wash hand basin and vanity cabinets, contemporary splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



BEDROOM ONE

13'0" x 10'10" (3.97m x 3.32m)
having range of fitted furniture including wardrobes, bridging unit over the bed, bedside cabinets and dressing table with drawers, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

10'11" x 8'7" (3.33m x 2.64m)
having built in wardrobe, central heating radiator and upvc double glazed window to front.





BEDROOM THREE

9'11" x 9'6" (3.04m x 2.92m)
having built in wardrobes, central heating radiator and upvc double glazed window to side.





LOUNGE

17'1" x 13'3" (5.23m x 4.04m)
having feature fireplace with fire, tv aerial point, coved ceiling, wall light points and central heating radiator. Doors opening onto Sun Room and Dining Room.





SUN ROOM

9'11" x 9'1" (3.04m x 2.77m)

having central heating radiator, upvc double glazed windows and sliding door opening onto garden.



DINING ROOM

10'1" x 9'1" (3.08m x 2.78m)



having herringbone style flooring, central heating radiator and door to Kitchen.



KITCHEN

13'8" x 9'3" (4.19m x 2.83m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in double oven and grill, ceramic hob with extractor hood over, integrated dishwasher, washing machine and fridge freezer (gifted), central heating radiator and two upvc double glazed windows.





OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking for several cars leading to GARAGE (6.67m x 3.22m) with electric roller door, gas fired boiler for central heating and domestic hot water. Side pedestrian access to a fully enclosed, private and mature rear garden with patio area, an array of flowers, shrubs and trees, mature lawn, walled and fenced boundaries.









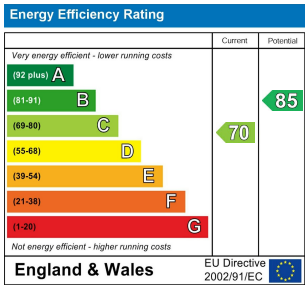
Energy Efficiency Rating

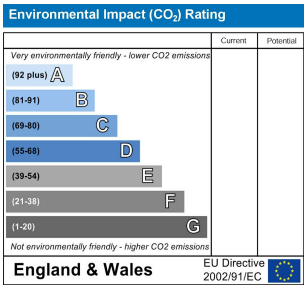
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Approximate total area(1)

131 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm