



## Glaisdale Road, Wigston

£495,000 Freehold

Nestled in a peaceful CUL-DE-SAC is this beautifully presented FOUR BEDROOM detached family home offering generous and versatile living accommodation. Outside is off road parking and a DOUBLE GARAGE.





### **Entrance Hall**

This welcoming entrance hall is entered via a UPVC double glazed front door with UPVC double glazed window to front elevation, coving to ceiling, under stairs cupboard, stairs providing access to the first floor landing, and a radiator.

### **Reception Room One**

22' 7" x 12' 9" (6.88m x 3.88m)

A light and airy living room entered via double doors and provides plenty of natural light coming through the double glazed window to front elevation, double glazed sliding patio doors providing views and access to the rear garden. There is coving to ceiling, a living flame gas fire with natural stone surround and hearth, TV point, and two radiators.

### **Reception Room Two**

12' 9" x 9' 9" (3.88m x 2.97m)

This formal dining room boasts plenty of natural light coming through its UPVC double glazed window to front elevation, coving to ceiling, radiator, and door providing access to the kitchen.

### **Reception Room Three**

13' 1" x 9' 7" (3.99m x 2.92m)

Having plenty of natural light coming through the UPVC double glazed windows to front and side elevations with a fitted living flame gas fire with a marble hearth, coving to ceiling, television point, and radiator.





### **Fitted Kitchen**

13' 8" x 9' 6" (4.16m x 2.89m)

Having natural light coming through the double glazed window to rear elevation, a range of base and wall units accompanied by rolled edge Corian work surfaces incorporating a sink, drainer, and mixer tap, tiled splash backs, integrated appliances include an inset four-ring gas hob and double oven with extraction hood over, integrated dishwasher, spotlights, ceramic tiled flooring, and tall wall-mounted feature radiator.

### **Utility Room**

9' 5" x 5' 3" (2.87m x 1.60m)

With uPVC double glazed window to the rear elevation, uPVC double glazed door leading out to the rear garden, ceramic tiled flooring, a range of base and wall units accompanied by Corian work surfaces, inset sink, drainer, and mixer tap, tiled splash backs, plumbing for a washing machine, wall-mounted feature radiator.



### **Downstairs WC**

Obscured double glazed window to rear elevation, low level WC, wash hand basin, tiled splash backs, and radiator.

### **First Floor Landing**

with coving to ceiling, loft inspection hatch.









### **Bedroom 1**

15' 7" x 9' 10" (4.74m x 2.99m)

Principal bedroom boasting plenty of natural light coming through the uPVC double glazed window to front elevation, featuring built-in wardrobes, dressing table unit, radiator, and door providing access to the En-suite.

### **En-suite**

8' 10" x 6' 7" (2.69m x 2.00m)

uPVC double glazed window to rear elevation, comprising shower with shower head over, low level WC, wash hand basin with vanity units, spotlights, feature chrome radiator.

### **Bedroom 2**

12' 9" x 9' 8" (3.88m x 2.94m)

having a uPVC double glazed window to front elevation, featuring built-in wardrobes, coving to ceiling, and a radiator.

### **Bedroom 3**

10' 8" x 9' 6" (3.25m x 2.89m)

having a uPVC double glazed window to rear elevation, featuring built-in wardrobes and a radiator.

### **Bedroom 4**

9' 9" x 7' 0" (2.97m x 2.13m)

Having a uPVC double glazed window to front elevation, wood effect laminate flooring, built-in over stairs cupboard, and radiator.

### **Bathroom**

8' 6" x 6' 7" (2.59m x 2.00m)

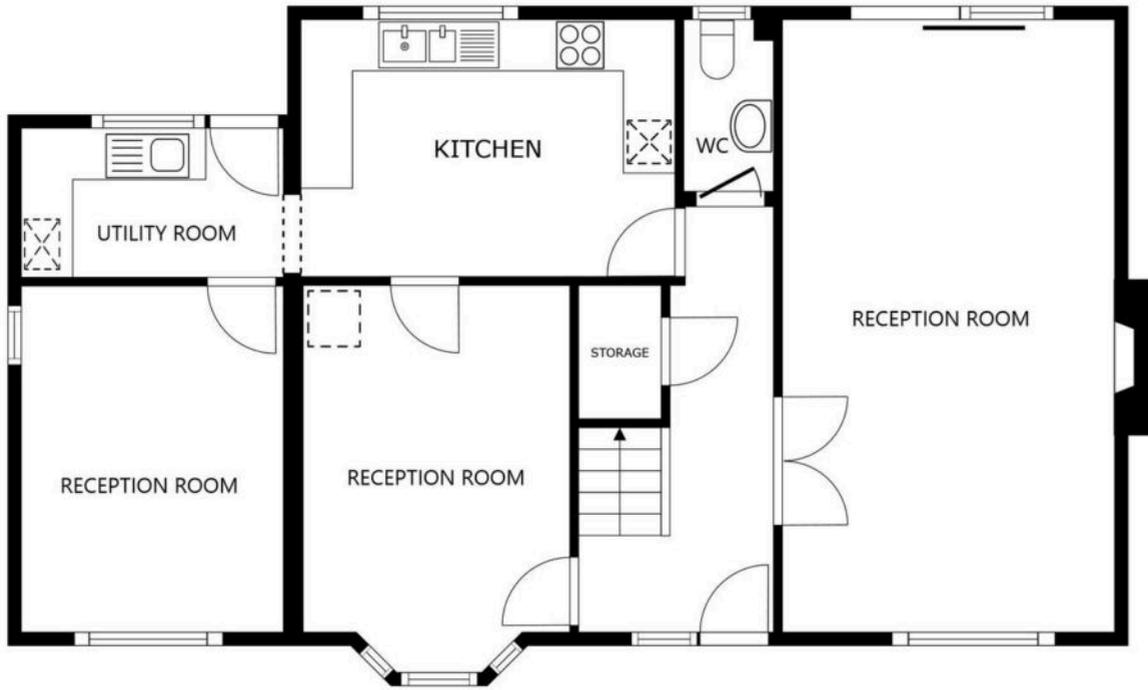
having a UPVC double glazed window to rear elevation, bath with a shower head over, low level WC, wash hand basin with under basin vanity unit, spotlights, feature chrome wall-mounted radiator.

### **Front Garden**

With lawn, pathway providing access to the front door.

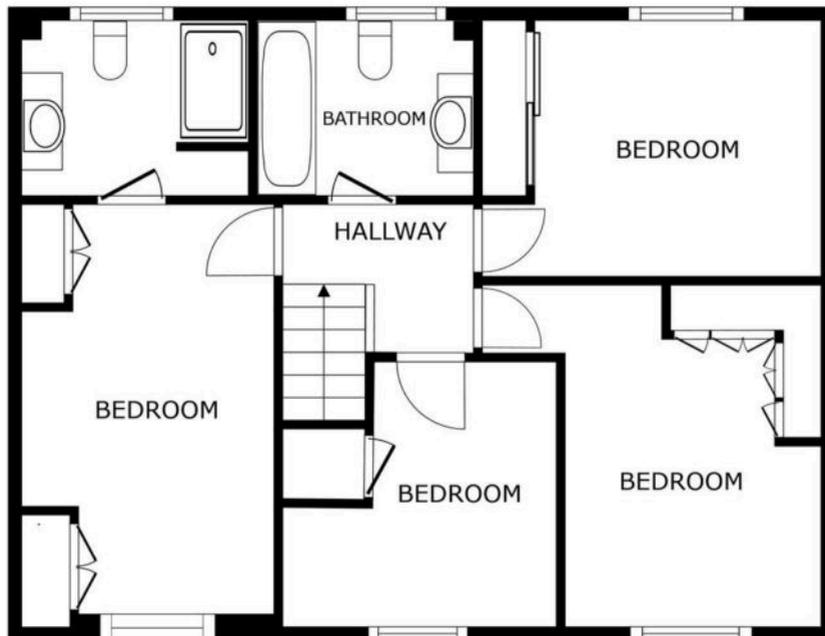
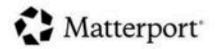
### **Rear Garden**

Having a slab patio seating area leading to well-maintained lawn, mature and established flower beds, and well-maintained borders, together with rear access to the double garage



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Parking

Double Garage

Driveway

Wigston Meadows is a highly popular residential area located in the south-east Leicestershire town of Wigston, offering an excellent blend of suburban tranquillity and urban convenience. Known for its family-friendly atmosphere and modern housing, this development is ideal for families, professionals, and commuters alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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