



**FOR SALE**

4 Bed Detached Bungalow in Kilby Drive, Wigston LE18 3SR

**Offers In Excess Of £600,000**





## PROPERTY FEATURES

- Detached Dwelling
- Four Bedrooms
- Highly Desirable Street Location
- Substantial Plot
- Potential Development Plot
- High Presentation Throughout
- Garage And Carport
- Master Ensuite
- Utility Room
- Call Phillips George To View



## FULL DESCRIPTION

Nestled on one of Wigstons most desired street locations this four bedroom detached is set on a substantial plot (potential development plot SSTP) and is presented to a high standard throughout. The accommodation comprises main entrance hall, lounge, kitchen diner, utility room, conservatory, two ground floor bedrooms, family bathroom, landing to two further bedrooms, master with ensuite shower room and second bedroom with ensuite W.C, landscaped grounds including multiple garden plots, summer house, garage and carport, workshop, gated driveway. Call Phillips George to view.



### MAIN ENTRANCE HALL

Laminate wooden flooring and door to the front, ample storage space under stairs.

### LOUNGE

19' 9" x 11' 11" (6.02m x 3.63m) Spacious and light reception with carpeted flooring, living flame gas fire, radiator, double glazed window to the front and sides.



### KITCHEN DINER

27' 4" x 11' 11" (8.33m x 3.63m) Kitchen with a range of stylish wall and base units, roll top work surfaces, aga style cooker and hob, floating kitchen unit, double glazed window to the rear. Diner with wooden flooring, double glazed window to the side, sliding double glazed patio doors leading to conservatory.

### UTILITY ROOM

Comprising wall and base level units, roll edge work surfaces, plumbing and space for appliances, leading to side porch with double glazed French door to driveway.



# Phillips George



## **BEDROOM TWO**

14' 0" x 11' 11" (4.27m x 3.63m) Double French doors, carpeted flooring, radiator, double glazed window to the side.

## **BEDROOM THREE**

13' 7" x 11' 10" (4.14m x 3.61m) Carpeted flooring, radiator, double glazed windows to the side and front, a range of fitted wardrobes and drawers.

## **BATHROOM**

Comprising a four piece suite, shower cubicle, bath, low level flush W.C, wash basin, opaque window to the side, tiling in part.

## **LANDING**

Carpeted flooring.

## **MASTER BEDROOM**

18' 1" x 10' 2" (5.51m x 3.1m) Double glazed window to the side, radiator, a range fitted wardrobes and drawers.

## **MASTER ENSUITE**

Comprising a three piece suite, shower cubicle, low level flush W.C, wash basin, tiling in part, skylight window

## **BEDROOM FOUR**

11' 11" x 10' 2" (3.63m x 3.1m) Double glazed window to the side, carpeted flooring, radiator.

## **ENSUITE W.C**

Comprising low level flush W.C, wash basin, radiator, opaque double glazed window to the side.

## **OUTSIDE**

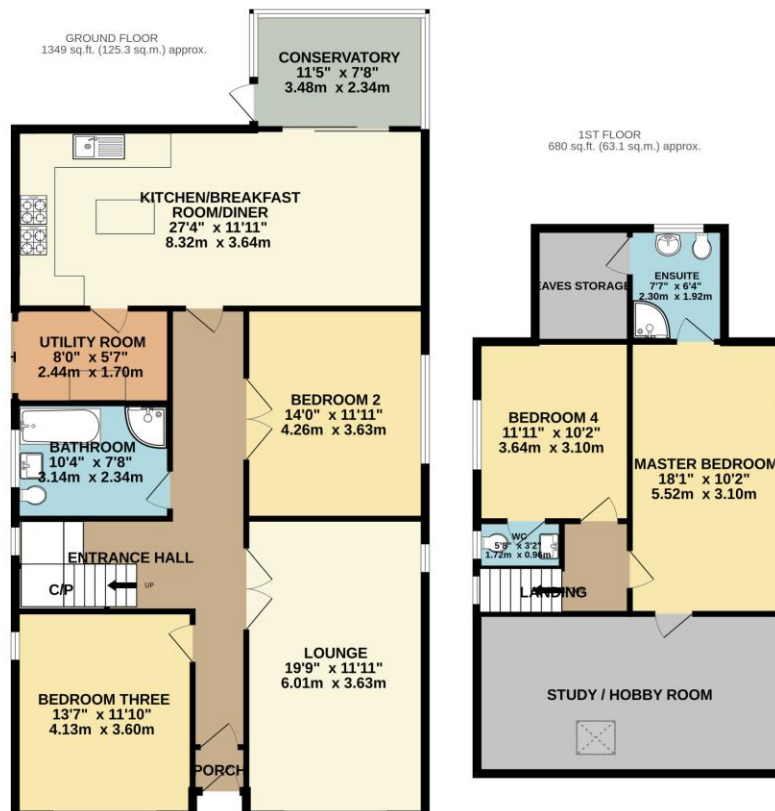
Occupying a large plot (potential development plot SSTP) the rear of the property divides into three sections, a landscaped rear garden with lawn and a range of mature plants and shrubs with family seating area. Garage and workshop area with further enclosed carport for additional car parking and a large lawn affectionately known as the 'Football Pitch' by the current owners. Pathway follows to the third section of garden with a summer house having power and lighting, offering views over further lawn area and large greenhouse.







EPC TO FOLLOW



TOTAL FLOOR AREA: 2029 sq.ft. (188.5 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.  
Made with Metropix ©2024

**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.

