



FOR SALE

4 Bed Detached House in Penney Close, Wigston LE18 1AL

Offers Over £350,000



PROPERTY FEATURES

- Extended Family Home
- Well Presented Throughout
- Flexible Living Accommodation
- Large Reception Room
- Spacious Kitchen/Diner
- Three/Four Bedrooms
- Well Appointed Family Bathroom
- Generous Driveway
- Garage
- Private Well Tended Rear Garden



FULL DESCRIPTION

SUMMARY

This deceptively spacious and well presented home offers flexible living accommodation, three/four bedrooms and is situated within walking distance of an abundance of amenities, shops, schools and transport links. This extended family home briefly comprises: Entrance hall, downstairs cloakroom, a large open plan lounge/diner, spacious kitchen/diner, three/four bedrooms and family bathroom. Outside there is ample off road parking, garage and well tended rear garden.



ENTRANCE HALL

Wooden floored hallway leading to kitchen and lounge, the hallway also has an under stairs cupboard.

LOUNGE

17' 8" x 11' 5" (5.38m x 3.48m) Bright reception room with UPVC double glazed windows to the rear and side elevation, radiator, carpeted flooring, ceiling light.



DINING ROOM

11' 2" x 9' 5" (3.4m x 2.87m) Windows to side elevation and patio sliding door to rear garden.

BREAKFAST KITCHEN

28' 3" x 8' 6" (8.61m x 2.59m) Light and spacious stylish refitted kitchen diner with a range of wall and base level units, roll edge work surfaces, a range of integral appliances including fridge freezer, oven/hob/extractor, dishwasher and point for a washing machine. UPVC double glazed window to the rear and front elevation. Dining area with UPVC double glazed door to the side elevation, radiator.



Phillips George



DOWNSTAIRS WC

Comprising of toilet, sink and window to front elevation.

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m) Window to front elevation, fitted wardrobes and units surrounding bed area.

BEDROOM TWO

11' 9" x 11' 6" (3.58m x 3.51m) Window to rear elevation, fitted wardrobes and units around bed area.

BEDROOM THREE

11' 3" x 9' 5" (3.43m x 2.87m) With window to the rear elevation, fitted wardrobes along one wall of the room.

BEDROOM FOUR

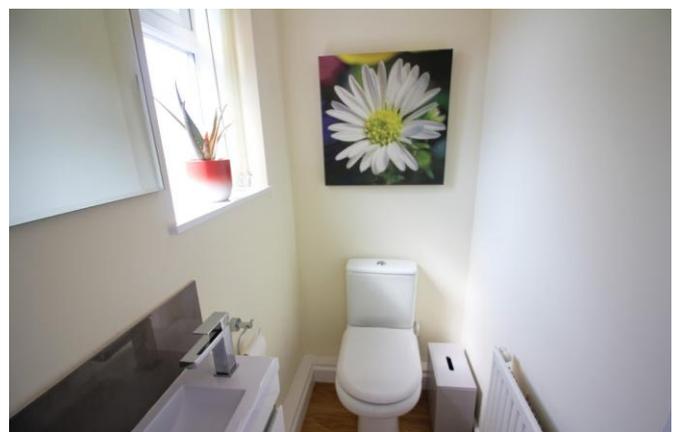
8' 6" x 7' 6" (2.59m x 2.29m) Window to the side elevation, fitted wardrobe and unit surrounding single bed, this room would be perfect for a study or dressing room if it was not used as a bedroom.

BATHROOM

10' 0" x 6' 4" (3.05m x 1.93m) Window to the side elevation, shower cubicle, separate bath, vanity unit sink and toilet.

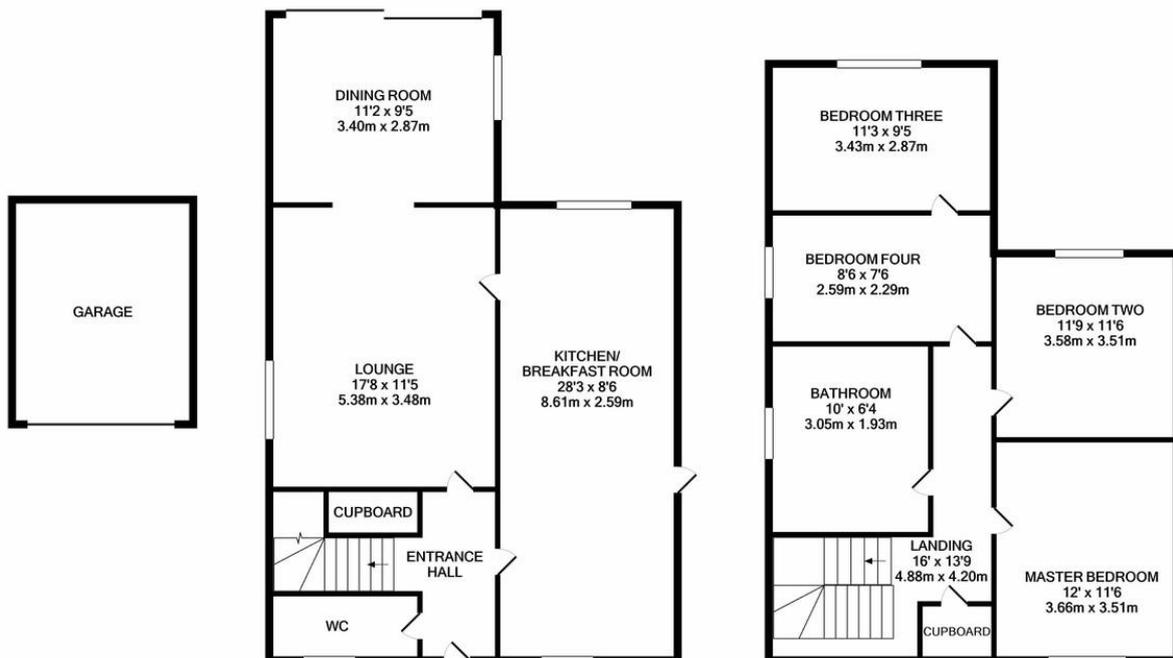
OUTSIDE

Up and over garage door with internal power and lighting. Driveway for several cars. With side access to the front of the property the garden comprises of patio area, lawn, storage shed and plant and shrub borders.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-26)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 1019 SQ.FT.
(94.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)

CREATED BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 1807 SQ.FT. (167.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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