



FOR SALE

6 Bed Semi-Detached House in Carlton Drive, Leicester LE18 1DG

Offers In Excess Of £400,000



PROPERTY FEATURES

- Extended Semi Detached
- Six Bedrooms
- Extended Kitchen & Diner
- Utility Room
- Ground Floor W.C
- Garage
- Landscaped Gardens
- High Presentation Throughout
- Lounge / Diner
- Call Phillips George To View



FULL DESCRIPTION

Situated in the desirable location of Wigston this six bedroom extended semi detached family home offers versatility with light and spacious accommodation throughout. comprising main entrance hall, lounge and through dining room, extended kitchen and diner, ground floor W.C, utility room, landing to six bedrooms, family bathroom, landscaped gardens, garage and landscaped driveway. Call Phillips George to view.

MAIN ENTRANCE PORCH AND HALLWAY

Entrance porch with composite door to the front leading to main hall with carpeted flooring and radiator.

LOUNGE

11' 1" x 10' 11" (3.38m x 3.33m) Spacious and light reception with carpeted flooring, radiator, double glazed bay window to the front, bi folding French doors open to dining room.

DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) Carpeted flooring, radiator, double glazed French doors leading to garden.

EXTENDED KITCHEN / DINER

17' 1" x 9' 11" (5.21m x 3.02m) Kitchen area with a range of stylish wall and base units, roll top work surfaces, integral cooker and hob, double glazed windows to the rear, double glazed door to the side. Secondary dining area 9.10" x 6.1" with carpeted flooring, radiator, storage space under stairs. Internal lobby leading to garage.

UTILITY ROOM

Roll edge work surfaces, space for freezer, additional under counter fridge, space and plumbing for washing machine



Phillips George



and separate tumble drier double glazed window to the side.

DOWNSTAIRS W.C

Comprising a low level flush W.C and wash basin.

LANDING

Carpeted flooring, extensive boarded storage space in the loft

BEDROOM ONE

18' 1" x 9' 1" (5.51m x 2.77m) Extended large master bedroom with double glazed window to the rear, carpeted flooring, radiator.

BEDROOM TWO

11' 5" x 10' 11" (3.48m x 3.33m) Carpeted flooring, radiator, double glazed window to the rear.

BEDROOM THREE

12' 7" x 10' 1" (3.84m x 3.07m) Carpeted flooring, radiator, double glazed bay window to the front.

BEDROOM FOUR

10' 11" x 10' 3" (3.33m x 3.12m) Carpeted flooring, radiator, double glazed bay window to the front.

BEDROOM FIVE

11' 7" x 8' 1" (3.53m x 2.46m) Double glazed window to rear, carpeted flooring, radiator, vanity wash basin.

BEDROOM SIX

7' 4" x 6' 11" (2.24m x 2.11m) Double glazed window to the front, carpeted flooring, radiator.

BATHROOM

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

OUTSIDE

To the rear a mature landscaped garden with patio and lawn, double electrical point and mains water tap to patio, a range of mature shrubs and plants, fenced borders. Front garden landscaped providing off road parking and access to garage.

GARAGE

With up and over doors, power and lighting.



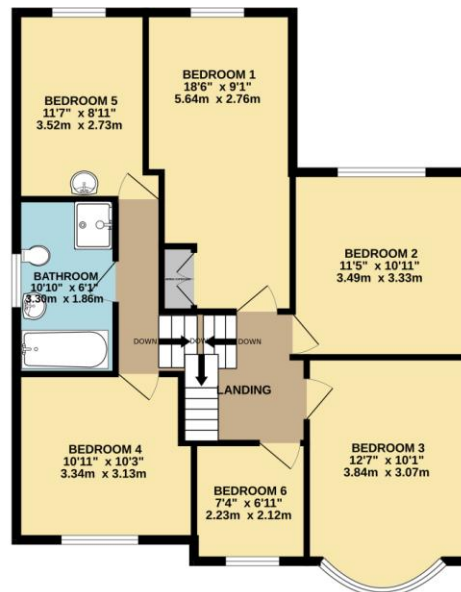
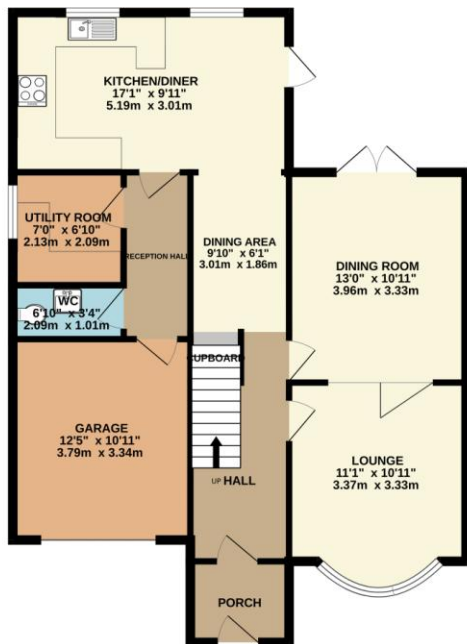


EPC to follow...



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.2 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.
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