



FOR SALE

5 Bed Detached House in Maidwell Close, Wigston LE18 3WU

£495,000



PROPERTY FEATURES

- Premium Detached
- Five Bedrooms
- Well Presented Throughout
- Cul De Sac
- Meadows Estate
- Jack & Jill Ensuite
- Extended
- Double Garage
- Landscaped Gardens
- Call Phillips George To View



FULL DESCRIPTION

Nestled in a quiet cul de sac within the highly desirable Meadows Estate in Wigston, this impressive extended family home offers the perfect blend of style, space, and functionality. Boasting five generously sized bedrooms, including a Jack & Jill en-suite, well presented interior, expansive reception areas, landscaped gardens, substantial off road parking and a double garage. Contact Phillips George to view.

ENTRANCE HALL

Main entrance hall with radiator, Karndean flooring, composite door to the side, large storage cupboard.

LOUNGE

18' 6" x 11' 7" (5.64m x 3.53m) Double glazed sliding French doors to the rear leading to garden, carpeted flooring, radiators, French doors to hall.

DINING ROOM

11' 6" x 10' 0" (3.51m x 3.05m) Double glazed sliding patio doors to the rear leading to garden, double glazed window to the side, Karndean flooring, radiator.

STUDY / HOBBY ROOM

10' 8" x 10' 5" (3.25m x 3.18m) Carpeted flooring, double glazed window to the front, radiator.

KITCHEN/DINER

19' 1" x 9' 9" (5.82m x 2.97m) Spacious kitchen diner with stylish wall and base level units, sink and drainer, work surfaces, integral oven and hob with extraction over, double glazed windows to the front, double glazed door to the side. Utility area and storage cupboard off the kitchen.



Phillips George



GROUND FLOOR W.C

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

LANDING

Carpeted flooring, loft hatch, double glazed window to the front.

MASTER BEDROOM

14' 1" x 13' 11" (4.29m x 4.24m) Double glazed window to the front, radiator, a range of fitted wardrobes, carpeted flooring.

MASTER EN-SUITE

Master en-suite comprising a shower cubicle, low level flush W.C and wash basin, opaque double glazed window to the side, fully tiled.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to the rear, radiator, a range of fitted wardrobes, carpeted flooring.

BEDROOM THREE

12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to the rear, radiator, access to Jack & Jill ensuite.

BEDROOM FOUR

10' 1" x 9' 3" (3.07m x 2.82m) Double glazed window to the rear, radiator, carpeted flooring.

BEDROOM FIVE

9' 4" x 9' 1" (2.84m x 2.77m) Double glazed window to the front and rear, radiator, carpeted flooring.

BATHROOM

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

OUTSIDE

Landscaped rear garden with patio, leading to lawn, fenced borders. Front garden being landscaped providing ample off road parking and access to garage.

DOUBLE GARAGE

With up and over doors, power and lighting.





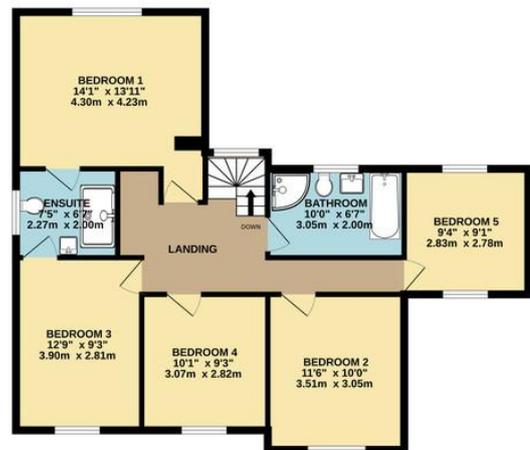
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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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