



FOR SALE

Offers In Excess Of £300,000

4 Bed Semi-Detached House in Middleton Close, Leicester LE18 3WF



PROPERTY FEATURES

- Extended Semi Detached
- Meadows Estate, Wigston
- Four Bedrooms
- Potential Five Bedroom
- Ground Floor Shower Room
- Extended To The Rear
- Utility
- Landscaped Gardens
- Off Road Parking & Garage
- Contact Philips George To View

FULL DESCRIPTION

Located on a quiet close in the highly sought-after Meadows development in Wigston, this extended four double bedroom semi-detached family home offers generous living space both inside and out, and easy access to the vast green spaces of Brocks Hill Country Park and the amenities of Wigston town centre. The property features a spacious extended lounge and dining area, a second versatile living space ideal for a playroom or home office, and four well-proportioned bedrooms. Externally, the home benefits from landscaped gardens along with a detached garage providing additional storage or parking options.

ENTRANCE HALL

A welcoming entrance hall with laminate wood flooring, a staircase rising to the first floor, and useful under-stairs storage cupboard. Access to ground floor accommodation.

LOUNGE/DINER

26' 8" x 11' 6" (8.13m x 3.51m) A spacious and extended main reception room with carpeted flooring, a double-glazed window to the front, and sliding double-glazed patio doors to the rear garden. Complete with radiators, this bright and airy space is ideal for relaxing or entertaining.

KITCHEN/DINER

15' 1" x 10' 2" (4.6m x 3.1m) An extended kitchen/diner fitted with a range of wall and base units, roll-top work surfaces, sink and drainer unit, and space/plumbing for a cooker. The dining area benefits from a double-glazed window overlooking the rear garden, with access to the utility room.

UTILITY ROOM

Providing additional worktop space, plumbing for a washing





machine, and sliding double-glazed door leading to the rear garden.

SECOND RECEPTION ROOM / BEDROOM FIVE

12' 6" x 6' 7" (3.81m x 2.01m) A flexible ground floor room with tiled flooring and a double-glazed door to the front – ideal as a second lounge, home office, playroom, or potential fifth bedroom.

GROUND FLOOR SHOWER ROOM

Comprising a three-piece suite including a shower cubicle, low-level WC, and wash hand basin. Part-tiled walls and a radiator complete the space.

FIRST FLOOR LANDING

With carpeted flooring and access to the four first-floor bedrooms and family bathroom.

BEDROOM ONE

12' 2" x 9' 3" (3.71m x 2.82m) A generously sized double bedroom with a double-glazed window to the front, carpeted flooring, a range of fitted wardrobes, and a radiator.

BEDROOM TWO

15' 3" x 6' 7" (4.65m x 2.01m) Double-glazed window to the rear, fitted wardrobe, and carpeted flooring.

BEDROOM THREE

11' 8" x 8' 7" (3.56m x 2.62m) Another well-proportioned bedroom with double-glazed window to the rear, carpet flooring, and radiator.

BEDROOM FOUR

15' 4" x 8' 7" (4.67m x 2.62m) A bright bedroom with two double-glazed windows to the front, laminate wooden flooring, and storage space.

FAMILY BATHROOM

Fitted with a three-piece suite comprising a panelled bath, low-level WC, and wash hand basin. Part-tiled walls and an opaque double-glazed window to the rear.

OUTSIDE

To the rear is a landscaped garden with lawn, paved pathways, and well-maintained borders stocked with mature shrubs and plants – ideal for relaxing or entertaining. The front garden is brick-paved, offering ample off-road parking and access to the detached garage.



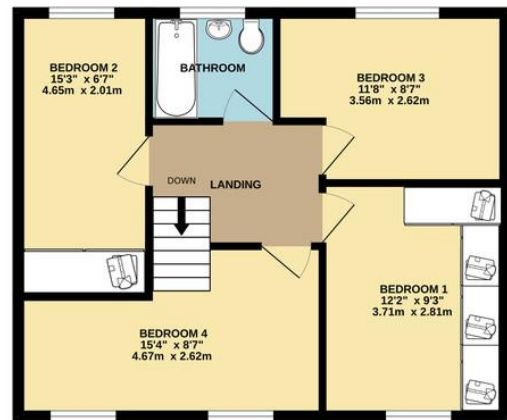
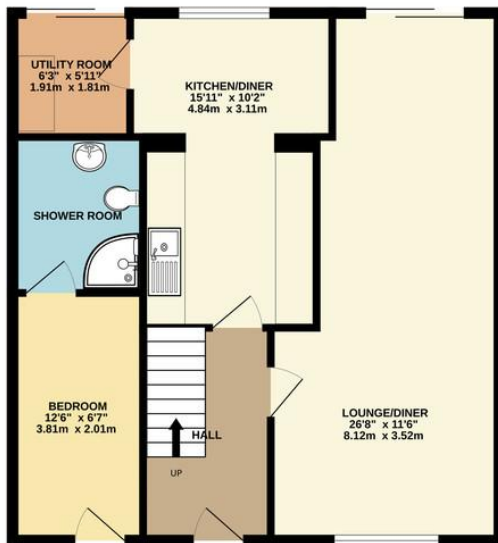


EPC TO FOLLOW



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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