



99Home Ltd.
99Home Ltd,
Sutton Business Park,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

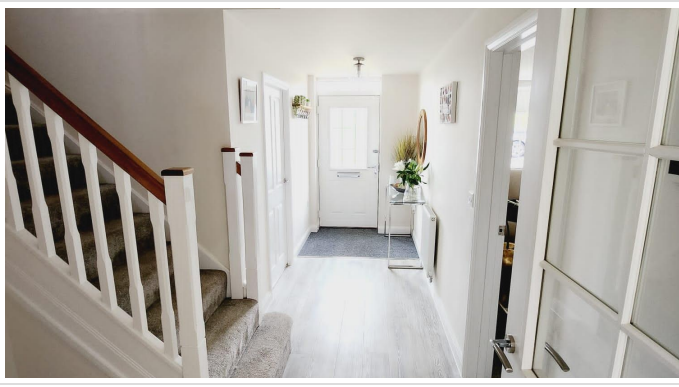
4 Bed Detached In Oswins View , Wigston, LE18 3WX

£475,000



Ref: 13851





SHORT DESCRIPTION

Property Ref: 13851 We are delighted to offer this impeccably presented, spacious 4 bed detached house located on the popular David Wilson Homes - Wigston Meadows development with stunning views overlooking large green area /fields maintaining privacy. The accommodation, in brief comprises of entrance hallway, lounge, study/ office, cloakroom, kitchen/diner/family room and utility room in the ground floor with the first floor comprising four double bedrooms, ensuite to master bedroom and a family bathroom. On entering the property, the spacious hallway opens up this property giving stair access to the first-floor landing. To the left there is the bay-fronted lounge which is the perfect place to relax in. There is an impressive open-plan kitchen / diner located to the rear of the property with french doors allowing the sunlight to flow into this space making it a great place for family gatherings. The kitchen area is fitted out with a range of wall and base units including several built-in appliances including dishwasher, fridge/freezer, microwave / oven, gas hob and extractor fan. The separate utility room and ground floor storage cupboard supports modern, clutter-free living with fitted washer dryer and there is also a separate study/ office room, so working from home is no longer a problem. Completing the ground floor accommodation is a cloakroom /WC with adjacent under stair storage space. The first floor landing provides access to all four bedrooms with the master bedroom having an ensuite shower room. There is also a family bathroom which comprises a panel bath, shower enclosure, wash basin and a WC. All four bedrooms have built in wardrobes with master bedroom having 2 fitted wardrobes. Outside to the rear, the property benefits from a decent size garden with patio area. To the side there is a single garage and driveway for parking 3 cars with further parking space for guests as well. Its proximity to several esteemed outstanding and good schools enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. General Information: Tenure: Freehold. Council Tax band: E. Energy Rating: B...

4

Bed Room(s)

2

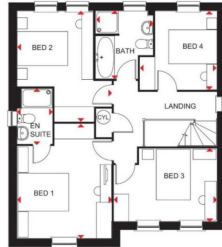
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

