



77 Manor Street, Wigston, Leicestershire. LE18 2BT

- Semi Detached Property On A Good Size plot
- Ent Hall, Cloaks/WC, Good Size Lounge, Store
- Dining Area, Extended Rear Kitchen
- Landing, Two Double Bedrooms, Family Bathroom/Wc
- Gas Fired Central Heating System, Double Glazing
- Large Rear Garden, Side Hard Standing Area
- Early Viewing Highly Recommended
- Offered With No Onward Chain
- EPC Rating D & Council Tax Band A



PROPERTY DESCRIPTION

Spacious extended semi detached property on a great plot. Offered with no onward chain the property comprises of entrance hall, store, cloaks/wc, good size lounge with feature fireplace and front and rear elevation windows. The original kitchen area is now a dining area and leads through to the rear kitchen extension which is fitted with a range of base and wall units, rear window overlooking the garden and a side access door. To the first floor the landing gives access to a double bedroom to the front and a large master bedroom with fitted wardrobes with sliding doors, there is also a family bathroom. Further benefitting from gas fired central heating system and double glazed windows. Externally to the front of the property there is a gravel display area, path and hedge front. To the side there is a hard standing area (no drop kerb) with side gates leading through to the generous rear garden which is mainly laid to lawn with top patio area and wire fence surround. Viewing comes highly recommended to appreciate the size, plot and layout. EPC rating is grade D and council tax is band A.



ROOM DESCRIPTIONS

Entrance Hall

Store

Cloaks/Utility

Living Room

19' 11" x 10' 8" max red to 7'9" (6.07m x 3.25m)

Dining Area

8' 4" x 8' 2" (2.54m x 2.49m)

Kitchen

11' 5" x 10' 0" (3.48m x 3.05m)

Landing

Bedroom

13' 6" to back of robes x 12' 4" (4.11m x 3.76m)

Bedroom

13' 6" x 7' 3" (4.11m x 2.21m)

Family Bathroom

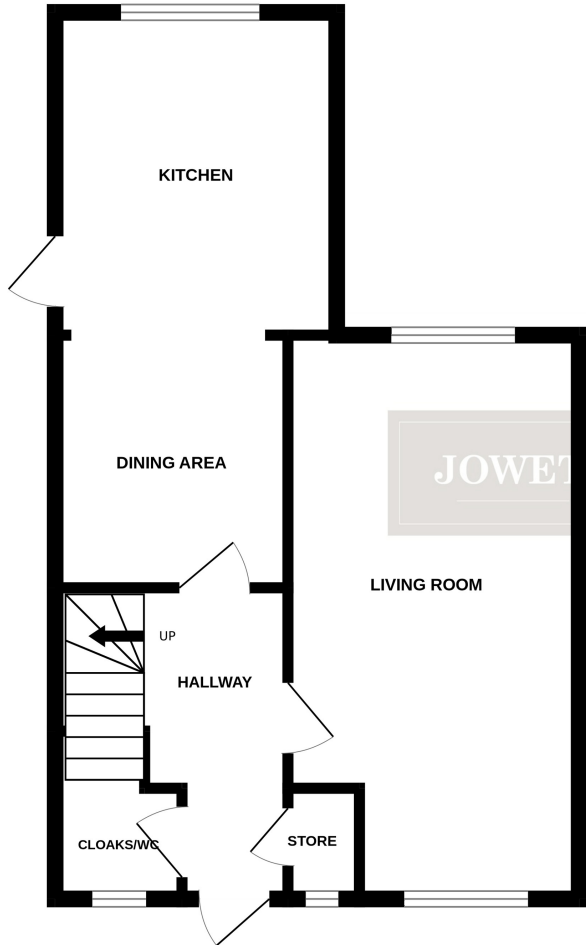
8' 11" x 5' 4" (2.72m x 1.63m)

External

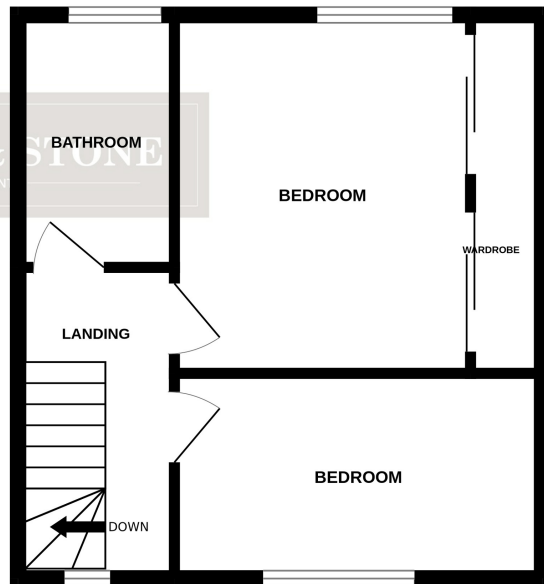
Rear Garden



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk