



## 5 Fir Tree Close, Wigston

£325,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

**Phillips  
George** 

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- Detached Modern Bungalow
- Offered To The Market Chain Free
- Highly Popular Area Of Wigston
- Quiet Cul-De-Sac Location
- Neat Decorative Order Throughout
- Call Phillips George To View
- Driveway & Garage Providing Off-Road Parking
- Spacious Lounge Diner
- Mature Front And Rear Gardens
- Two Well-Proportioned Bedrooms



### **MAIN ENTRANCE PORCH**

Accessed via a double glazed front door, the welcoming entrance porch features laminate wood flooring and provides access into the main accommodation.

### **LOUNGE DINER**

Dimensions: 16' 3" x 16' 0" (4.95m x 4.88m). A bright and spacious open-plan lounge diner enjoying an abundance of natural light from double glazed windows to the front and side elevations. Finished with laminate wood flooring and radiators, this versatile living space offers ample room for both seating and dining areas.

### **KITCHEN**

Dimensions: 12' 0" x 9' 2" (3.66m x 2.79m). Fitted with a range of wall and base units incorporating work surfaces, sink and drainer, and a selection of integral appliances. Double glazed window to the front elevation and door to the side providing access into the lobby passage.

### **BEDROOM ONE**

Dimensions: 15' 2" x 12' 2" (4.62m x 3.71m). A generously sized principal bedroom featuring double glazed French doors opening directly onto the rear garden, laminate wood flooring, radiator, and a range of fitted wardrobes.

### **BEDROOM TWO**

Dimensions: 12' 11" x 9' 10" (3.94m x 3m). Double glazed window to the rear elevation overlooking the garden, laminate flooring, radiator, and fitted wardrobes.

### **SHOWER ROOM**

Comprising a double walk-in shower enclosure, low-level flush WC, and wash hand basin. Tiled in part with obscure double glazed window to the side elevation.

### **OUTSIDE**

To the rear is a mature and well-maintained garden featuring a patio seating area, a variety of established plants and trees, fenced boundaries, and access through the side lobby passage. To the front, the landscaped garden offers a further patio area alongside an attractive selection of mature shrubs and planting. A driveway provides off-road parking and leads to the garage, which benefits from an up-and-over door and courtesy side door.

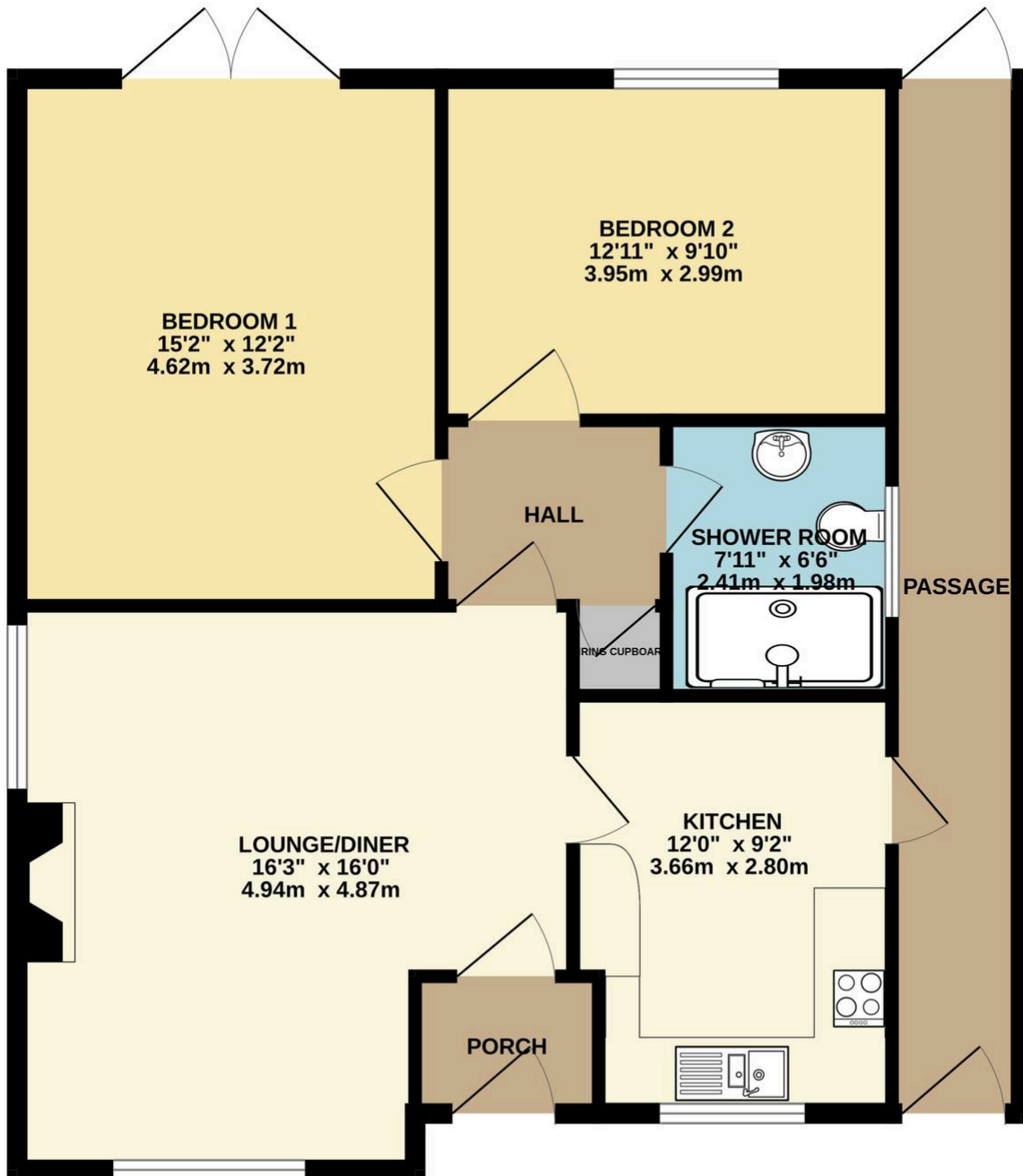
### **THINKING OF SELLING?**

We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Phillips George to arrange a convenient appointment on 01162168178.

### **BUYING TO LET?**

Phillips George are expert, ARLA qualified letting agents with experience of all kinds of rental property across city and county. Should you need a rental valuation for your new property or on any of your existing portfolio, or simply want some advice on the current rental market, call us now on 01162168178.

GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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