

**32 Thirlmere Road, Wigston**

**£325,000 Freehold**

**Phillips  
George** 

Well presented 2-bed detached bungalow in Meres, Wigston. Recently upgraded, with garage, garden, new boiler, smart heating, no chain, and potential to extend (STPP). Ideal for downsizers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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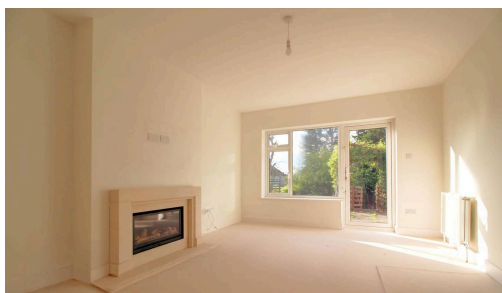
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- Two-bedroom detached bungalow
- Recently redecorated throughout
- Brand new carpets fitted
- Stylish internal upgrades
- Bright and well-proportioned living accommodation
- Generous frontage
- Good-sized, private rear garden
- Garage and off-road parking
- Sought-after location in The Meres, Wigston
- No onward chain!



## SUMMARY

A well presented two-bedroom detached bungalow, recently redecorated and re-carpeted, showcasing a range of stylish internal upgrades throughout including a re-fitted bathroom, a recently installed boiler in 2023 and 'Tado' smart heating system throughout. Occupying a generous plot with an attractive frontage and a well-proportioned rear garden, the property also benefits from a garage and a sought-after position within the highly regarded Meres area of Wigston. Perfect for those looking to downsize without compromise, while still offering exciting potential to extend (subject to planning). Offered for sale with no upward chain, enabling a smooth and straightforward move.

## ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: All rooms. Engineered wooden flooring. Tado smart thermostat. Radiator.

## LOUNGE

Dimensions: 16' 9" x 12' 2" (5.11m x 3.71m). UPVC double glazed door out to: Rear garden. UPVC double glazed window to rear aspect. Feature fireplace with stone surround and hearth. Media point. Tado smart thermostat. Radiator.

## KITCHEN/DINER

Dimensions: 15' 2" x 7' 9" (4.62m x 2.36m). Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink with drainer. There is a high level double oven, four ring gas hob, extractor, space and plumbing for a freestanding washing machine, with two under counter spaces for a fridge and freezer. UPVC double glazed door out to: Side passage. UPVC double glazed window to rear aspect. Vinyl flooring. Radiator.

## BEDROOM ONE

Dimensions: 12' 0" x 9' 9" (3.66m x 2.97m). UPVC double glazed bay window to front aspect. Tado smart thermostat. Radiator.

## BEDROOM TWO

Dimensions: 11' 9" x 9' 9" (3.58m x 2.97m). UPVC double glazed window to front aspect. Wall lighting. Tado smart thermostat. Radiator. Door to: Garage.

## BATHROOM

Dimensions: 7' 3" x 5' 8" (2.21m x 1.73m). Comprising: Walk-in shower, sink over a fitted vanity unit with anti-mist mirror with lighting over and a low level WC. UPVC double glazed window to side aspect. LED spotlights. Extractor. Loft hatch. Feature wall tiling. Vinyl flooring. Chrome heated towel rail.

## GUEST WC

Comprising: Low level WC. UPVC double glazed window to side aspect. Vinyl flooring.

## OUTSIDE

The property occupies a generous plot with ample frontage providing off road parking on the driveway, there is a front garden area and gated side access to the rear garden. The garage has an electric roller door, power and light with a pedestrian door out to the rear garden and window to rear aspect. The rear garden is of a good size with a large paved patio with retaining wall and borders with steps leading down to the lawn area. The garden has a wooden shed, tap and outdoor electrical socket.

## SALES SUMMARY & MATERIAL INFORMATION

• Price : £340,000 • Tenure : Freehold • Council tax band : C • EPC Rating: C • Property type: Detached Bungalow • Property construction: Brick with tiled roof • Number and types of room: Please refer to floorplan • Electricity supply: Mains • Water supply: Mains • Sewerage: Public sewer • Heating: Gas boiler, gas central heating • Broadband: Fibre broadband • Mobile signal / coverage: refer to Ofcom mobile coverage checker • Parking: Driveway & garage • Building safety: No known hazards • Restrictions: N/A • Rights and easements: No known relevant rights or easements • Coastal erosion risk: None • Planning permission: No known planning permissions or proposals for development • Accessibility/Adaptations: Lateral living • Coalfield or mining area: No direct impact of any mining activity

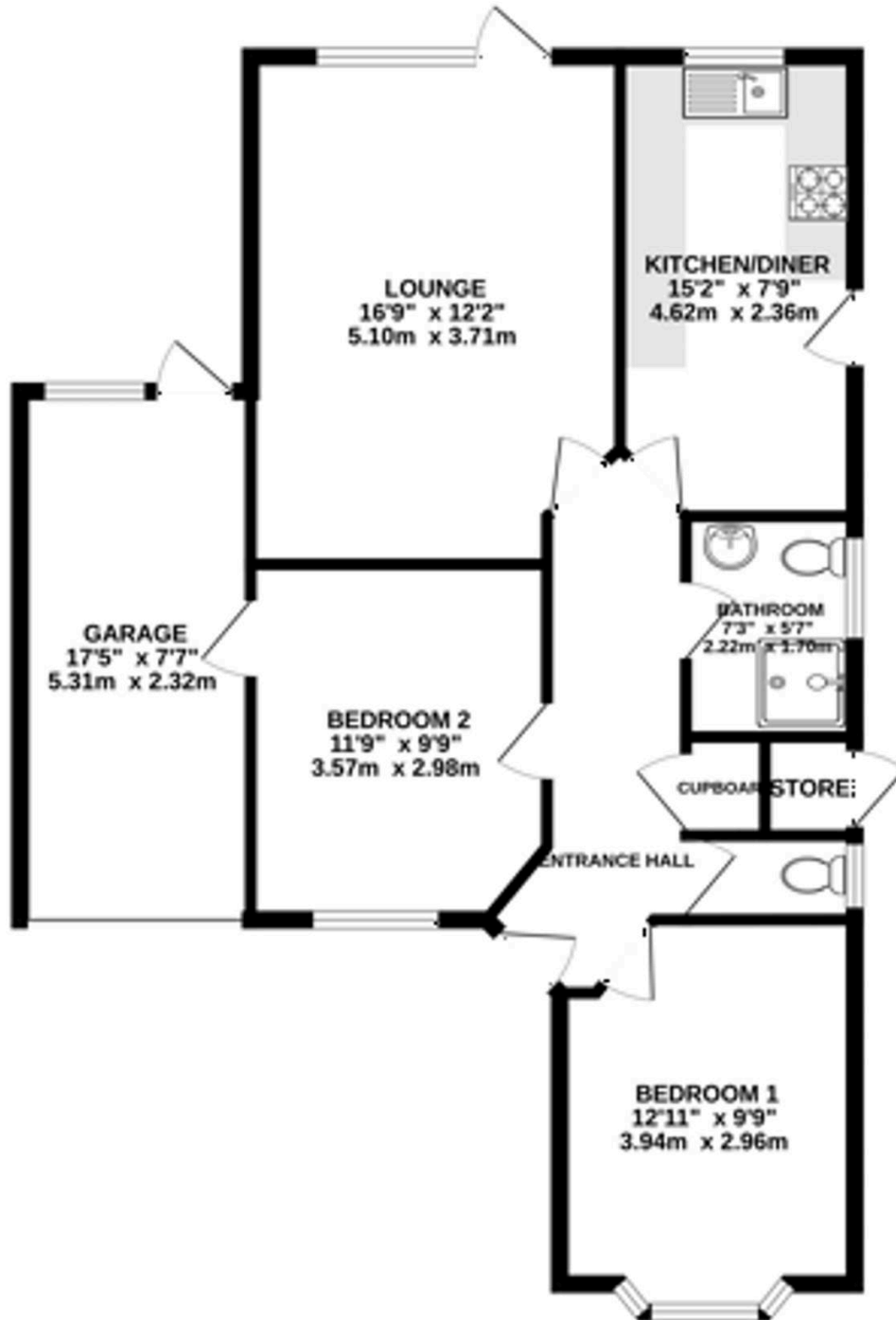
## THINKING OF SELLING?

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  
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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