



  
**SETHS**  
THINK PROPERTY...THINK SETHS

Pochins Bridge Road  
Wigston, Leicester

**£319,950**

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## \*\* GREAT FAMILY HOME - TWO EN-SUITE BEDROOMS\*\*

Seths are delighted to bring to market this 4 BED DETACHED property located in the popular area of Wigston. Located nearby to schools and other local amenities, this would make the perfect family home.

Briefly the property comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, 4 Bedrooms inc 2 with ensuite, Family Bathroom, Utility Area and Downstairs WC. The property also benefits from a DOUBLE GARAGE, Rear Garden and ample storage space.

Call Seths now for further info and viewings

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

15' 6" x 11' 8" (4.73m x 3.56m) Laminate flooring, Radiator, Double doors leading to dining room, uPVC Double Glazed Bay Window

#### DINING ROOM

11' 9" x 10' 2" (3.59m x 3.11m) Laminate flooring, Radiator, Patio door leading to rear garden

#### KITCHEN

14' 7" x 10' 10" (4.45m x 3.31m) Fitted wall and base units with worktops over, 5 ring gas hob with extractor hood, Integrated oven and grill, Sink with mixer tap, Partly tiled walls, Door leading to



Dining Room, Radiator, x2 uPVC Double Glazed Windows

#### STUDY ROOM

11' 3" x 7' 4" (3.43m x 2.24m) Laminate flooring, Radiator, uPVC Double Glazed Window

#### UTILITY AREA

7' 11" x 6' 0" (2.42(max)m x 1.83m) Laminate flooring, Fitted base units with worktops over, Plumbing for washing machine, Radiator, Door leading to side passage





### DOWNSTAIRS WC

Laminate flooring, WC, Wash Hand Basin with splashback tiles, Radiator, uPVC Double Glazed Window

### FIRST FLOOR

#### MASTER BEDROOM

13' 0" x 12' 0" (3.98m x 3.67m) Carpeted, Radiator, Fitted Wardrobes, uPVC Double Glazed Window, Ensuite

#### ENSUITE

Carpeted, WC, Wash Hand Basin with mixer tap, Splashback tiles, Walk in shower, Radiator, uPVC Double Glazed Window

#### BEDROOM 2

11' 8" x 9' 7" (3.57m x 2.93(max)m) Carpeted,

Radiator, Fitted Wardrobes, uPVC Double Glazed Window, Ensuite

#### ENSUITE

Carpeted, WC, Wash Hand Basin with mixer tap, Splashback tiles, Walk in shower, Radiator, uPVC Double Glazed Window

#### BEDROOM 3

11' 3" x 10' 5" (3.43(max)m x 3.19m) Carpeted, Radiator, Fitted Wardrobe, uPVC Double Glazed Window

#### BEDROOM 4

12' 8" x 8' 5" (3.87(max)m x 2.58m) Carpeted, Radiator, uPVC Double Glazed Window

#### BATHROOM

Carpeted, WC, Wash Hand Basin, Bathtub with shower over, Partly tiled walls, uPVC Double

Glazed Window

### OUTSIDE

To the front of the property is a driveway along with a double garage with up and over doors. To the rear of the property is a good sized garden with mainly grassed laid lawn and with fence surround.



GROUND FLOOR



1ST FLOOR



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Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility, any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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