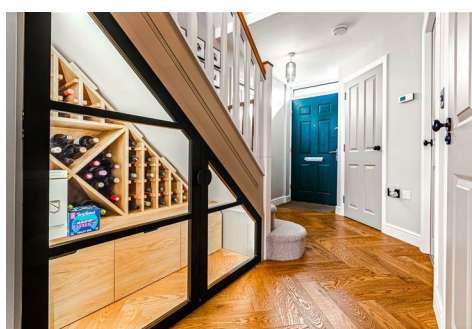




4 Langham Road, Wigston, LE18 3UY

£479,950

An exceptional home, meticulously upgraded by the current owners to offer an impressive, high specification finish throughout. Built just seven years ago and enjoying a quiet position within a modern development, the property offers spacious, beautifully appointed accommodation.

The entrance hallway features an eye-catching fitted wine wall beneath the staircase, while the REFITTED HANDMADE KITCHEN opens into a generous sitting and dining area, creating a superb space for everyday living and entertaining. A separate sitting room, study, utility room and ground floor WC complete the accommodation.

Upstairs are four double bedrooms, including a principal bedroom with en suite, alongside a family bathroom. Outside, the landscaped rear garden offers privacy and an attractive setting for relaxing and entertaining, complemented by driveway parking and a garage.

Entrance Hallway

An impressive and welcoming entrance hall that sets the tone for the rest of the home. Doors provide access to the principal rooms, while a staircase rises to the first floor. Beneath the stairs is a striking fitted 'wine wall', complete with bespoke display cabinetry.

Living Room

With a bay window to the front aspect, feature wall panelling and a radiator.

Living / Dining Kitchen

Arguably the heart of the home, the fabulous open-plan living and dining kitchen offers ample space for family-sized dining and lounge furniture. Large double doors and adjoining windows overlook the rear garden, filling the room with natural light and creating a wonderful connection to the outside.

The impressive kitchen has recently been refitted with a bespoke range of in-frame wall and base units, beautifully finished with quartz work surfaces over. There is a fitted double electric oven, electric hob with an extractor hood over, together with a range of integrated kitchen appliances.

Utility Area

Fitted with a matching range of quality units and a door leading to outside.

Study

With a large window to the front aspect.

Ground Floor Wc

Fitted with a low level w/c and pedestal wash basin.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a window to the front aspect, fitted wardrobes and a door to the ensuite.

En Suite

With an obscured window to the front aspect, fitted with a low level w/c, wash basin and walk-in shower enclosure. Heated towel rail / radiator.

Bedroom

With a window to the front aspect.

Bedroom

With a window to the rear aspect.

Bedroom

With a window to the rear aspect.

Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath. Heated towel rail / radiator.

Outside

The enclosed, private and beautifully landscaped rear garden provides a tranquil setting for relaxation and entertaining. It features a neatly maintained lawn, well-stocked surrounding borders and a paved patio area ideal for outdoor dining. To the side of the property, a driveway provides off-road parking and access to the garage.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

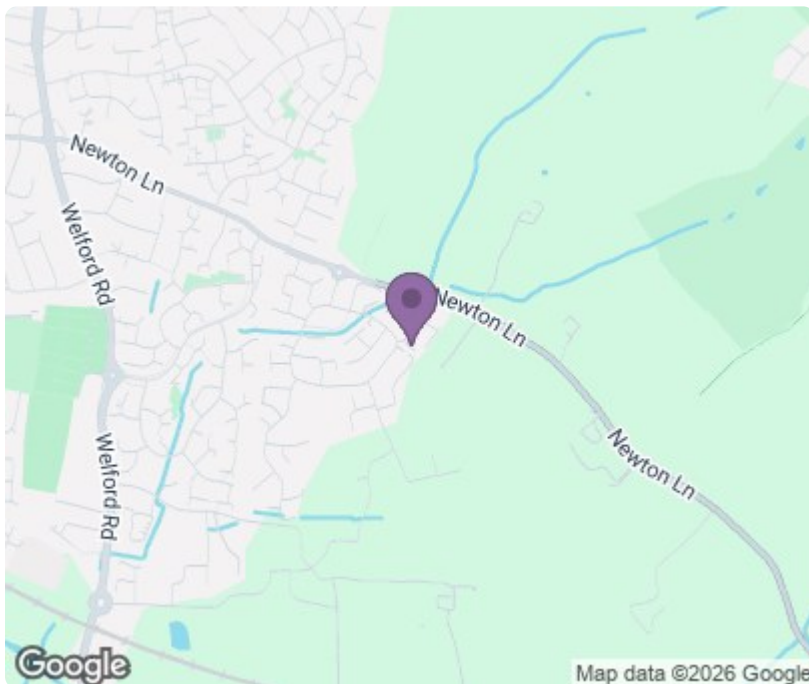
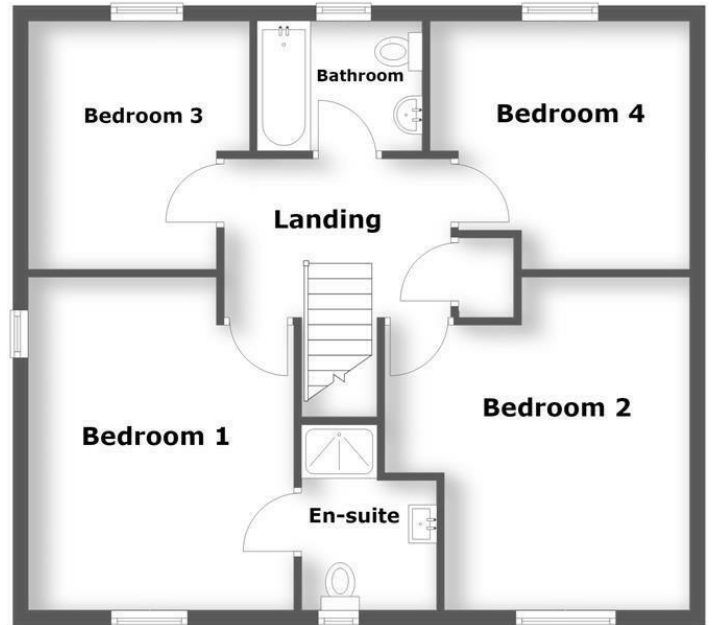
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
	93
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	