

## 4 Wistow Close, Kilby, LE18 3TG



**£315,000**

Stunning countryside views to any direction at this price point is a rarity, but this fantastic semi-detached property enjoys them to both front and rear creating what must almost be a unique offering. Its delightful Kilby village location offers convenient links for the commuter into Wigston, Oadby and the city of Leicester beyond. Its well maintained, clean and tidy presentation offers a perfect canvas for its new owner and in brief comprises entrance hall, lounge, conservatory, dining room, kitchen, utility, ground floor WC, landing three bedrooms, wet room and first floor WC. Outside the property enjoys good sized front and rear gardens with the rear garden backing on to open countryside and facing a south easterly direction. Adams & Jones are pleased to present the property for sale with no upwards sales chain.

*Service without compromise*

## Entrance Hall

Stairs to first floor. Front entrance door. Door to dining room and lounge.

Lounge 17'10" max x 12'0" max / 9'5" min (5.44m max x 3.66m max / 2.87m min )



UPVC double-glazed window to front with country views. UPVC double-glazed sliding patio doors to conservatory. Built in storage cupboard. Radiator.



## Conservatory 9'3" x 8'9" (2.82m x 2.67m)



Brick base. UPVC double-glazed windows and French doors leading out to the rear garden. Tiled flooring.

## Dining Room 11'4" x 9" (3.45m x 2.74m)



UPVC double-glazed window to front with views. Radiator.



Kitchen 12'3" x 6'2" (3.73m x 1.88m)

Utility Room 8'0" x 7'11" (2.44m x 2.41m)



Two UPVC double-glazed windows to rear with country views. Fitted with a range of wall and floor mounted units with worktops and kitchen sink. Understairs storage cupboard. Space for cooker and additional appliances. Tiled flooring. Tiled splash backs. Radiator.

UPVC double-glazed window to front. UPVC double-glazed rear entrance door. Fitted range of floor mounted units. Space and plumbing for washing machine and additional appliances. Tiled flooring.

## Ground Floor WC



Single-glazed timber framed window to side. WC. Wash hand basin. Tiled floor.

## Landing

UPVC double-glazed window to rear with country views. Loft access hatch.

## Bedroom One 12'0" x 10'7" (3.66m x 3.23m)



UPVC double-glazed window to front with country views. Built in wardrobe. Radiator.



## Bedroom Two 12'0" x 9'0" (3.66m x 2.74m)



UPVC double-glazed window to front with country views. Built in airing cupboard. Radiator.



Bedroom Three 9'0" x 7'3" (2.74m x 2.21m)



UPVC double-glazed window to rear with country views. Built in wardrobe. Radiator.



Wet Room



Opaque UPVC double-glazed window to rear. WC. Shower over wet room floor. Wash hand basin. Heated towel rail. Tiled walls.



## Seperate WC



Opaque UPVC double-glazed window to rear. WC.

## Front



Lawned front garden with hedging. Paved pathway leading to the front entrance door.



## Rear Garden



Of a good size backing on to open countryside and facing a south-easterly direction. Mainly laid to lawn. Paved patio area. Timber shed.





### Note for Prospective Buyers

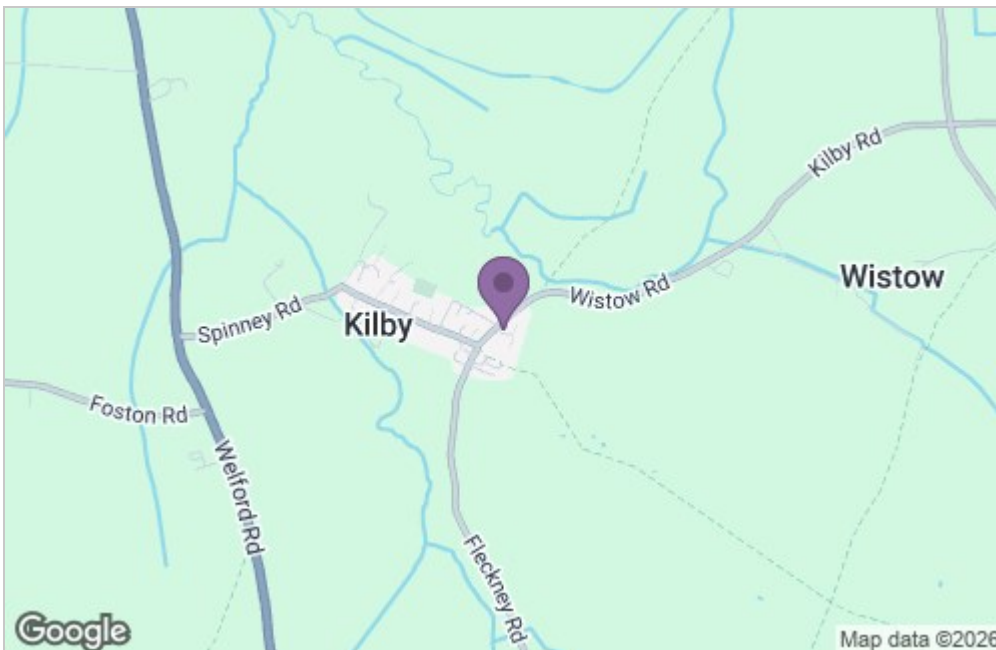
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

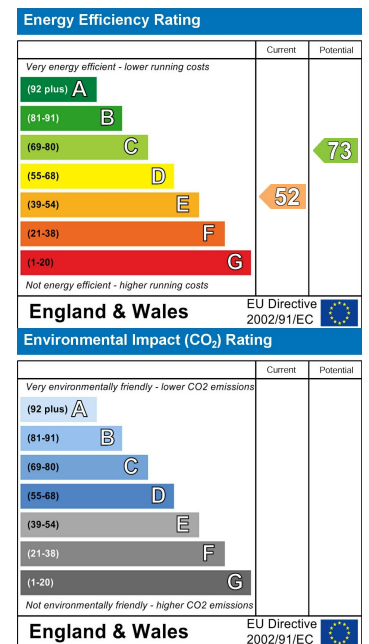


Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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