



 **3**
Bedrooms

 **1**
Bathroom



Kings are excited to present this three-bedroom semi-detached house found on Shackerdale Road in the Wigston area. This property benefits from a corner plot in a prime location that is within close proximity to local amenities including local shops, supermarkets, schools, colleges, pharmacies and major access roads including Welford Road and Asquith Way. The layout follows a traditional style with the ground floor consisting of three reception rooms and the kitchen, and the first floor consisting of three bedrooms and the family bathroom.

This property is one not to miss out on due to the number of benefits it holds including being a corner plot, having no chain, including a detached single garage and is also in need of some work. Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are welcomed by a spacious entrance hallway connecting you to the living room, dining room and kitchen. The dining room is the first reception room which can be found at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator. The living room is the second reception room which mirrors the same layout and features as the dining room except this room also provides sliding door access to the third reception room being the conservatory, this room consists of double-glazing throughout and provides rear garden access. The kitchen can be found at the end of the hallway consisting of fitted worktops and storage cupboards, an integrated oven/hob, rear facing double-glazed window and rear garden access.

As you proceed up the stairway onto the first floor you will be introduced to a spacious landing area connecting all three bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms mirroring each others' layouts at the front and rear of the property, and both consist of carpeted flooring, fitted wardrobes, wall mounted radiators and double-glazed windows. Bedroom three is a single bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

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Property Info

Ground Floor

Dining Room: 3.55m x 3.43m (11'8" x 11'3") – located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator.

Living Room: 3.89m x 3.43m (12'9" x 11'3") – mirroring the dining room consisting of carpeted flooring, a wall mounted radiator, fireplace and sliding door access to the conservatory.

Conservatory: 2.36m x 2.68m (7'9" x 8'10") - accessed via the living room at the rear of the property consisting of double-glazing throughout and rear garden access.

Kitchen: 2.56m x 3.23m (8'5" x 10'7") - located at the end of the hallway consisting of tiled flooring, fitted worktops and storage cupboards, an integrated oven/hob, rear facing double-glazed window and rear garden access.

First Floor

Bedroom One: 3.56m x 3.43m (11'8" x 11'3") - double bedroom located at the front of the property consisting of carpeted flooring, fitted wardrobes, a wall mounted radiator and a front facing double-glazed bay window.

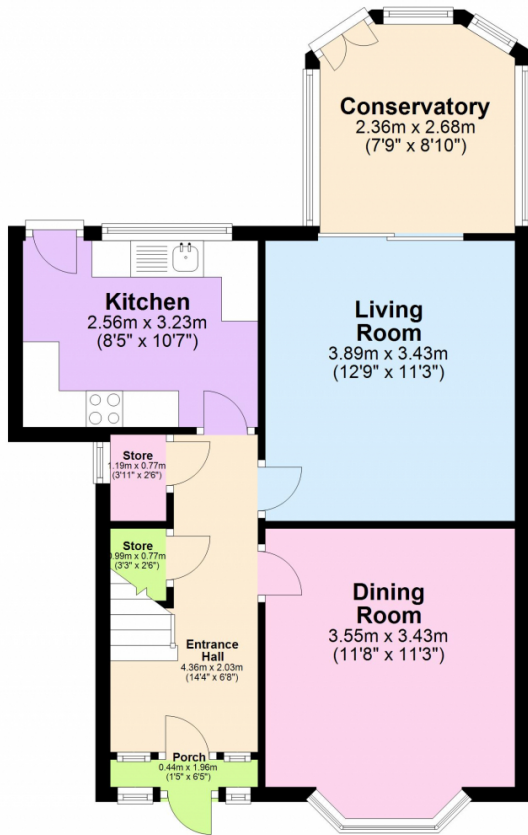
Bedroom Two: 3.89m x 3.32m (12'9" x 10'11") - double bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobes, a wall mounted radiator and a rear facing double-glazed window.

Bedroom Three: 2.50m x 2.02m (8'2" x 6'8") - single bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator and front facing double-glazed window.

Bathroom: 1.71m x 2.03m (5'7" x 6'8") - three-piece bathroom located at the rear of the property consisting of tiling throughout, a shower, sink and toilet.

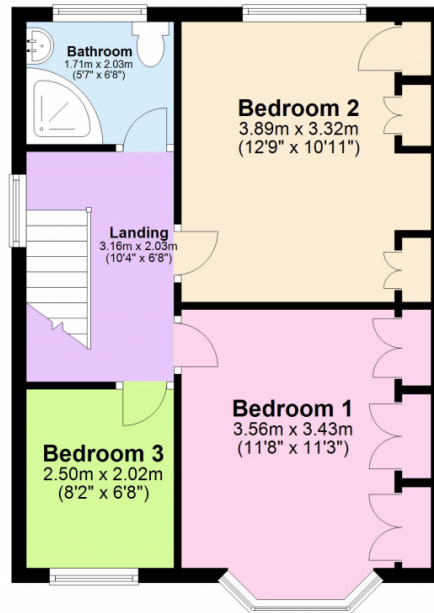
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

