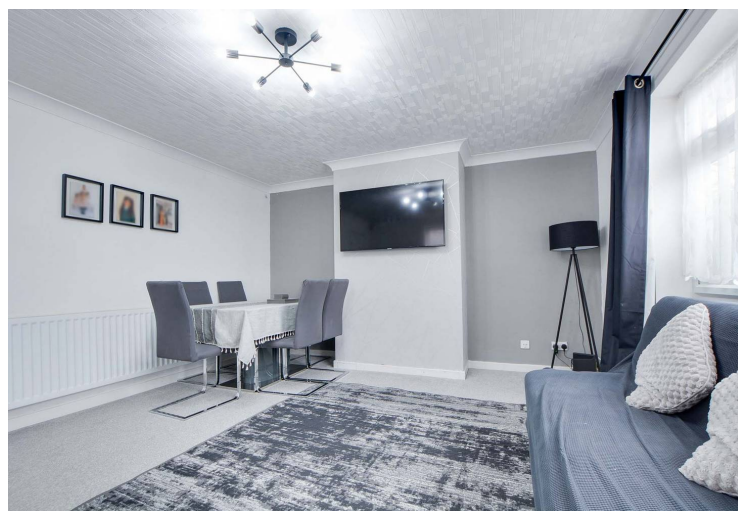
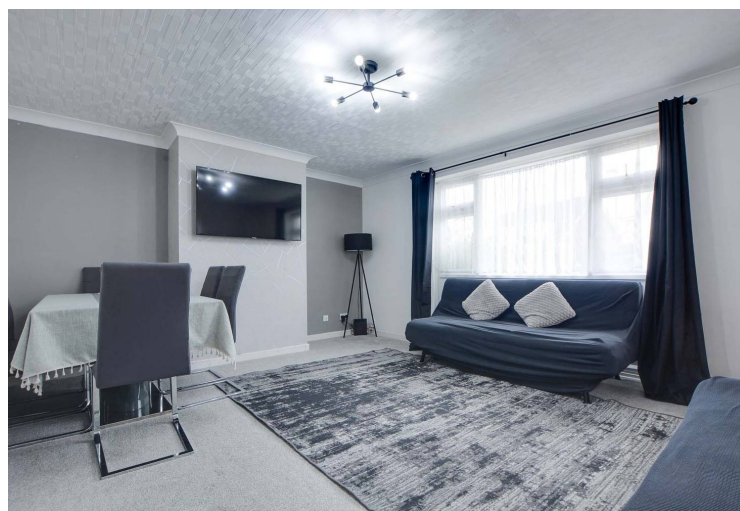




Clipstone Close, Wigston

Offers In the Region of £250,000

Semi-detached home on Clipstone Close with spacious lounge, fitted kitchen, THREE bedrooms, well-kept gardens, DRIVEWAY and a GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Area

With a double-glazed door to the front elevation, a double-glazed window to the front elevation, stairs to the first floor landing.

Reception Room

15' 11" x 12' 11" (4.85m x 3.93m)

With double-glazed windows to the front and side elevations, a chimney breast, coving to the ceiling, TV point, radiator.

Kitchen

9' 11" x 9' 2" (3.02m x 2.79m)

With a double-glazed window to the rear elevation, a double-glazed door to the rear garden, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a four-ring gas hob and double oven, space for a washing machine, space for a fridge, two under-stairs cupboards, radiator.



Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

With a double-glazed window to the rear elevation, bath with a shower head over, WC, wash hand basin, tiled splashbacks, radiator.

First Floor Landing

Bedroom One

16' 0" x 9' 3" (4.87m x 2.82m)

With a double-glazed window to the front elevation, radiator.

Bedroom Two

14' 10" x 7' 10" (4.52m x 2.38m)

With double-glazed windows to the side and rear elevations, a radiator.

Bedroom Three

14' 10" x 7' 10" (4.52m x 2.39m)

With a double-glazed window to the rear elevation, radiator.

Garden

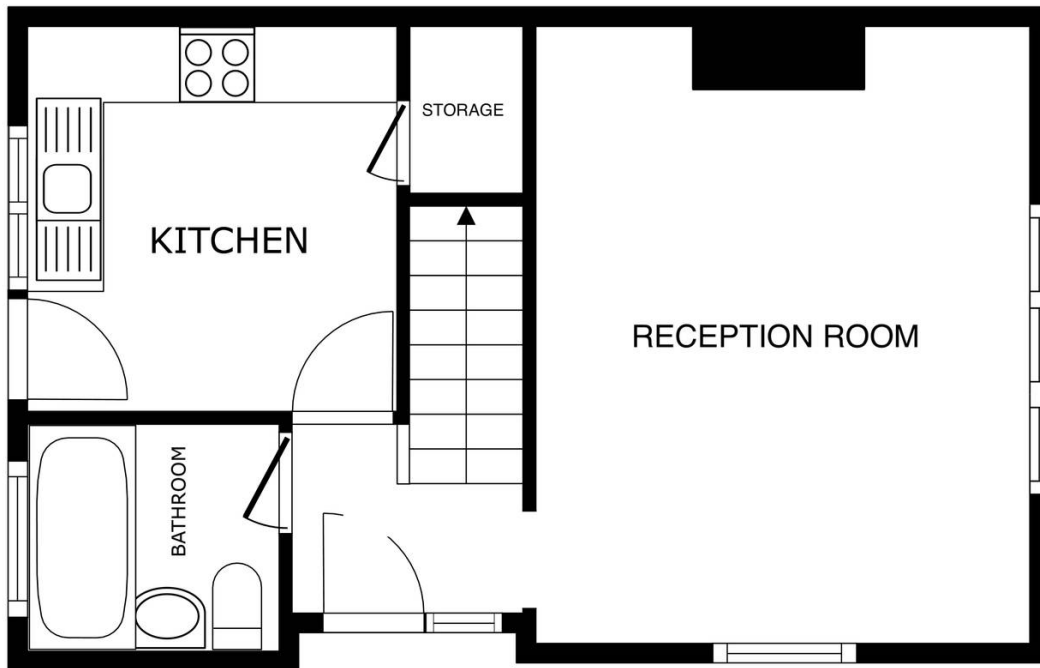
A low-maintenance rear garden with patio seating area, lawn and well-maintained fenced perimeters.

Driveway - 1 vehicle

Driveway for one vehicle. Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes

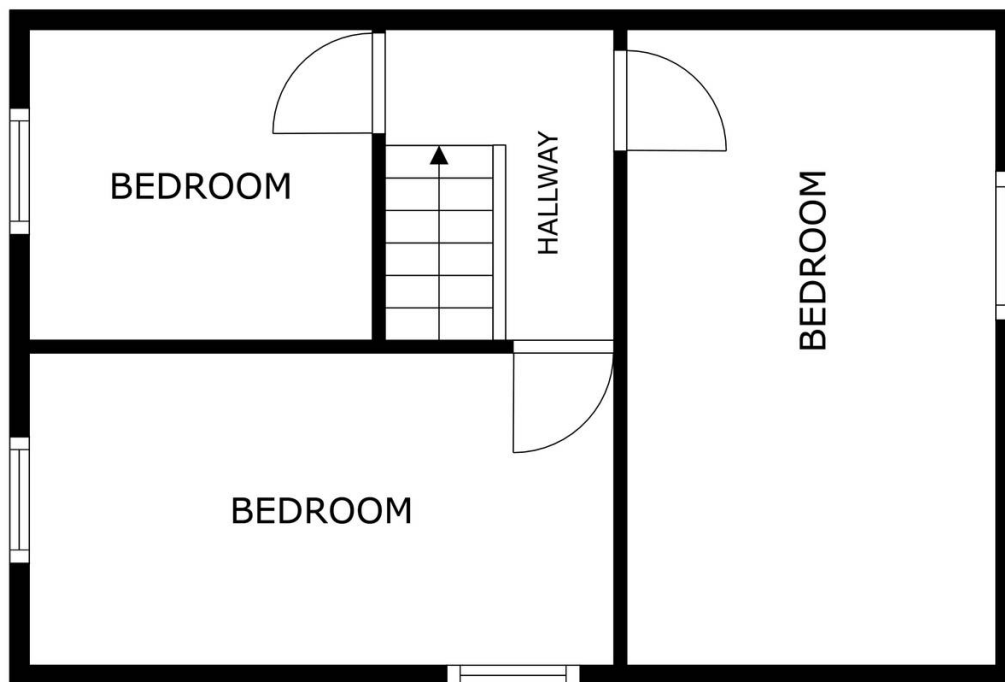
Garage - 1 vehicle

With up and over door to the front elevation. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.