



## Halcroft Rise, Wigston

In Excess of £240,000

Located in the popular district of Little Hill in Wigston is this lovely THREE-BEDROOM semi-detached home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888







## **Porch**

Leading to the:

## **Living Room**

19' 0" x 12' 5" (5.79m x 3.78m)

With a window to the front elevation, electric fire, TV point, stairs to the first-floor landing and a radiator.

## **Dining Room**

9' 0" x 8' 5" (2.74m x 2.57m)

With French doors to the sun room and a radiator.

## **Kitchen**

10' 7" x 9' 2" (3.23m x 2.79m)

With a window to the rear elevation, door to the rear garden, a range of wall and base units with work surfaces over, stainless steel sink and drainer unit, tiled splash backs, four ring gas hob, double oven, extractor, plumbing for a washing machine, space for a fridge freezer and an understairs cupboard.



### **Sun Room**

10' 0" x 9' 2" (3.05m x 2.79m)

With windows to the side and rear elevations, French doors to the rear garden and a TV point.

### **First Floor Landing**

With a window to the side elevation.

### **Bedroom One**

12' 8" x 11' 4" (3.86m x 3.45m)

With a window to the front elevation and a radiator.

### **Bedroom Two**

10' 10" x 9' 6" (3.30m x 2.90m)

With a window to the rear elevation, TV point, wash hand basin and a radiator.

### **Bedroom Three**

7' 6" x 6' 4" (2.29m x 1.93m)

With a window to the front elevation and radiator.

### **Shower Room**

8' 0" x 5' 6" (2.44m x 1.68m)

With a window to the rear and side elevations, shower cubicle, wash hand basin, WC, tiled splashback and a radiator.

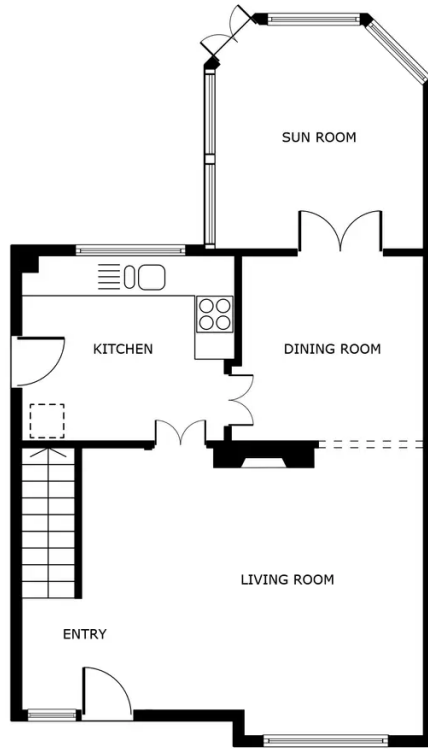
### **Rear Garden**

With a paved patio seating area, well-maintained flower beds, a sectional storage shed and well-maintained perimeter borders.

### **Parking**

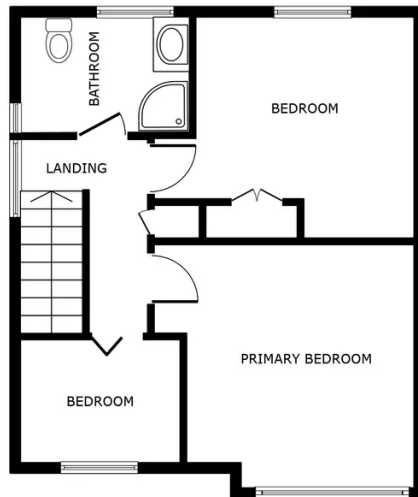
2 vehicles





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 52.6 m<sup>2</sup> FLOOR 2 42.3 m<sup>2</sup>  
 TOTAL : 94.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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