



## Halcroft Rise, Wigston

Offers in Excess of £240,000

Charming 3-bed semi-detached home in sought-after Wigston area. Features gas central heating, double glazing, spacious living, dining rooms, sunroom, and low maintenance garden with patio and storage shed. Ideal for entertaining and creating memories with family and friends.



0116 288 4888

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## 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)

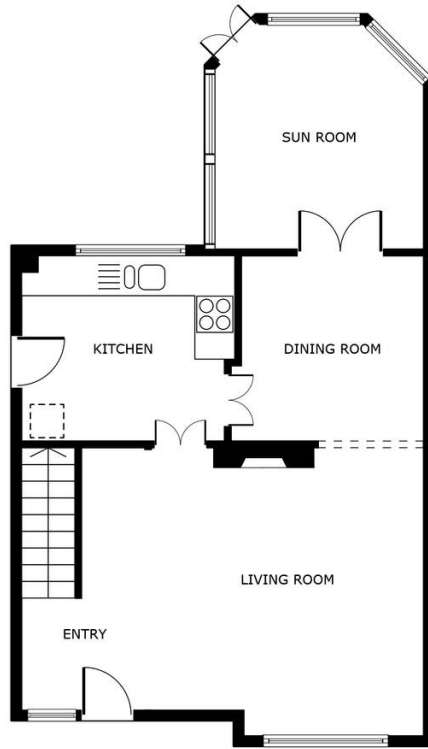
With a window to the rear and side elevations, shower cubicle, wash hand basin, WC, tiled splashback and a radiator.

### **Rear Garden**

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

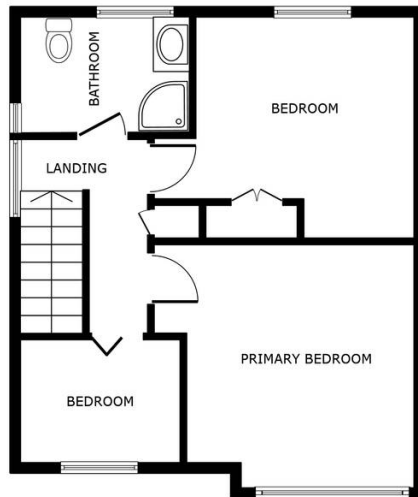
### **Driveway**

for 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>

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