



Grange Road, Wigston

Offers in Excess of £280,000

An EXTENDED semi-detached family home situated on a GOOD SIZE PLOT providing LOVELY accommodation to include THREE BEDROOMS along with off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

uPVC double glazed porch leading to:

Entrance Hall

Via uPVC double glazed door, with uPVC double glazed windows to the front elevation, stairs to first floor, ceramic tiled floor, radiator.

Through Lounge Diner 25' 0" x 12' 0" (7.62m x 3.66m)

Measurement into bay window. A spacious and beautifully decorated through lounge diner has uPVC double glazed bay window to the front elevation, uPVC double glazed French doors to conservatory, chimney breast with living flame gas fire, marble surround and hearth, TV point, two radiators.



Fitted Kitchen 19' 5" x 10' 8" (5.92m x 3.25m)

Measurement narrowing to 5'10". A spacious extended fitted kitchen has uPVC double glazed windows to the rear elevation, double glazed door to rear garden, ceramic tiled floor, part tiled walls, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, space for gas cooker, extractor hood, plumbing for washing machine, space for fridge freezer, radiator.

Conservatory 12' 0" x 5' 7" (3.66m x 1.70m)

With uPVC double glazed door to the kitchen, uPVC double glazed French doors to the rear elevation.

First Floor Landing

With window to the side elevation, loft access.

Bedroom One 12' 0" x 11' 0" (3.66m x 3.35m)

With uPVC double glazed window to the front elevation, built-in wardrobe, radiator.

Bedroom Two 11' 5" x 9' 10" (3.48m x 3.00m)

With uPVC double glazed window to the rear elevation, ceiling coving, wood effect floor, TV point, radiator.

Bedroom Three 8' 0" x 6' 0" (2.44m x 1.83m)

With uPVC double glazed window to the front elevation, radiator.

Bathroom 6' 11" x 6' 0" (2.11m x 1.83m)

With uPVC double glazed window to the rear elevation, corner bath with shower over, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

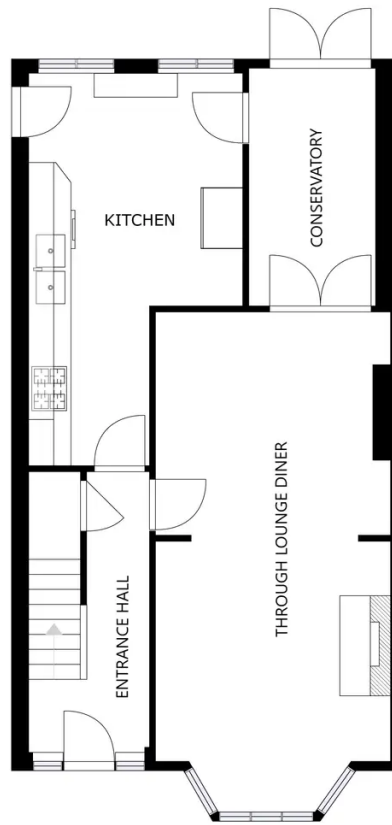
A low maintenance frontage.

Rear Garden

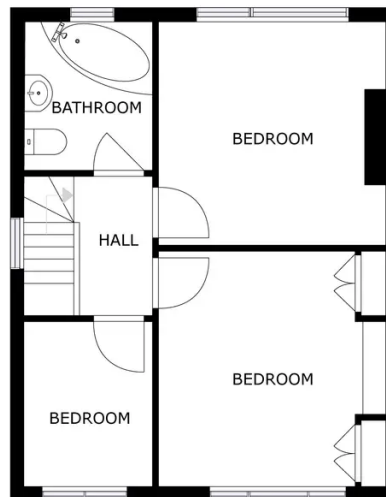
A good size rear garden with paved patio seating area, lawn, flowerbeds and shrubs fencing to perimeter.

Parking

Paved driveway providing off road parking.



FLOOR 1



FLOOR 2



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.