



Brixham Drive, Wigston, Leicester, LE18 1BJ

£300,000

A charming THREE BEDROOM bay-fronted semi-detached home in a fantastic location.

Council Tax band: C

Tenure: Freehold

Energy Rating: D



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TO BOOK A VIEWING



Entrance Porch

With a leaded double-glazed door to the front elevation.

Entrance Hall

With an understairs storage cupboard, storage cupboard housing meters and consumer unit, room thermostat and a radiator.

Through Lounge/Dining Room

26' 11" x 9' 2" (8.20m x 2.79m)

With a double-glazed bay window to the front elevation, doors to the rear elevation, a stone fire place, a living flame effect gas fire and a radiator.



Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)

With a double-glazed window to the rear elevation, a wooden door to the side elevation, a range of wall and base units with worksurfaces over, stainless steel sink and drainer unit, plumbing for an appliance and a gas boiler.

First Floor Landing

With a double-glazed window to the side elevation and loft access.

Bedroom One

13' 2" x 9' 2" (4.01m x 2.79m)

With a double-glazed bay window to the front elevation, fitted wardrobes/cupboards and a radiator.

Bedroom Two

13' 2" x 9' 2" (4.01m x 2.79m)

With a double-glazed window to the rear elevation, fitted wardrobes/cupboards and a radiator.

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

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

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

With a double glazed window to the rear elevation, bath with chrome mixer tap and electric shower over, wash hand basin, WC, tiled walls and a radiator.

Garden

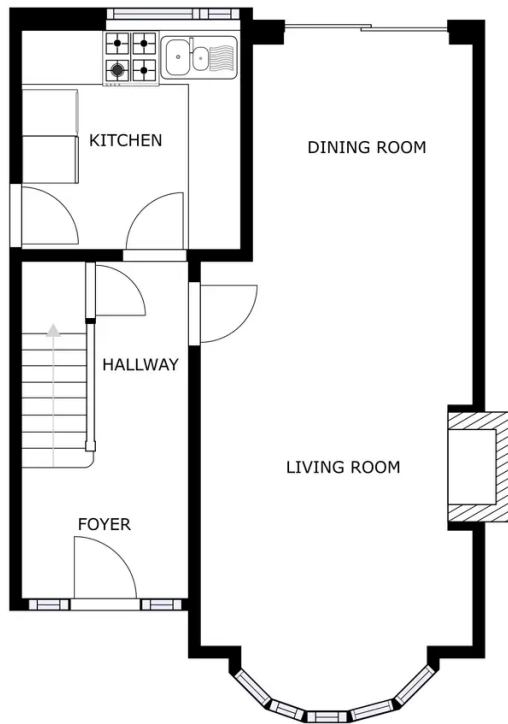
A good sized rear garden with spacious patio area, lawn and perimeter fencing.

Parking 2 vehicles

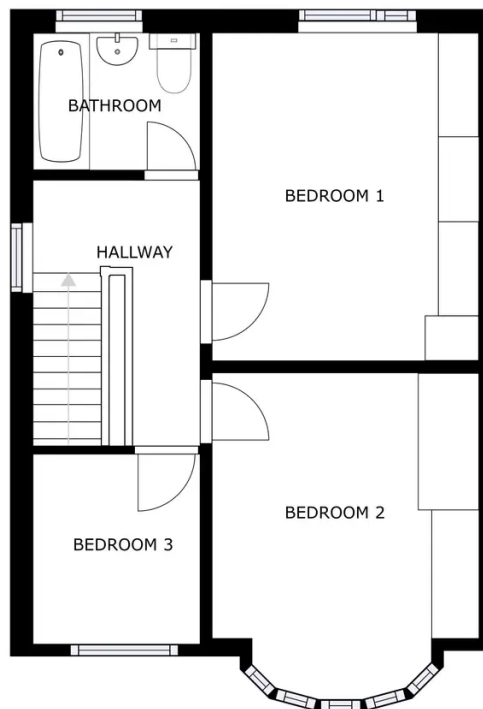
Off-road parking for two cars on the block paved driveway with metal gates leading to an additional parking space (restricted access).

Garage 1 vehicles

The garage has restricted access due to a step down to the entrance (unsuitable for vehicle storage). 20' x 8'2".



GROUND FLOOR



SECOND FLOOR



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.

