



## Ingleby Road, Wigston

In Excess of £250,000

Situated on a CORNER PLOT is this THREE BEDROOM semi-detached family home providing SCOPE FOR FURTHER ACCOMMODATION, sub to consent.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



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**SCAN ME!**  
TO BOOK A VIEWING



### **Entrance Porch.**

Via uPVC double glazed door leading to:

### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, corner cupboard, radiator.

### **Lounge 14' 6" x 11' 0" (4.42m x 3.35m)**

With uPVC double glazed windows to the front and side elevations, TV point, radiator, door leading to:

### **Dining Room 9' 2" x 8' 7" (2.79m x 2.62m)**

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

### **Fitted Kitchen 10' 10" x 8' 4" (3.30m x 2.54m)**

Maximum measurement. With uPVC double glazed window to the side elevation, uPVC double glazed door leading to rear garden, wood effect floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, space for gas cooker, plumbing for washing machine, space for fridge freezer.



### **First Floor Landing**

With uPVC double glazed window to the side elevation.

### **Bedroom One** 11' 8" x 10' 2" (3.56m x 3.10m)

With uPVC double glazed windows to the front and side elevations, radiator.

### **Bedroom Two** 12' 0" x 11' 1" (3.66m x 3.38m)

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

### **Bedroom Three** 7' 10" x 6' 10" (2.39m x 2.08m)

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

### **Bathroom** 7' 0" x 5' 10" (2.13m x 1.78m)

With uPVC double glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, ladder style towel rail/radiator.

### **Garden**

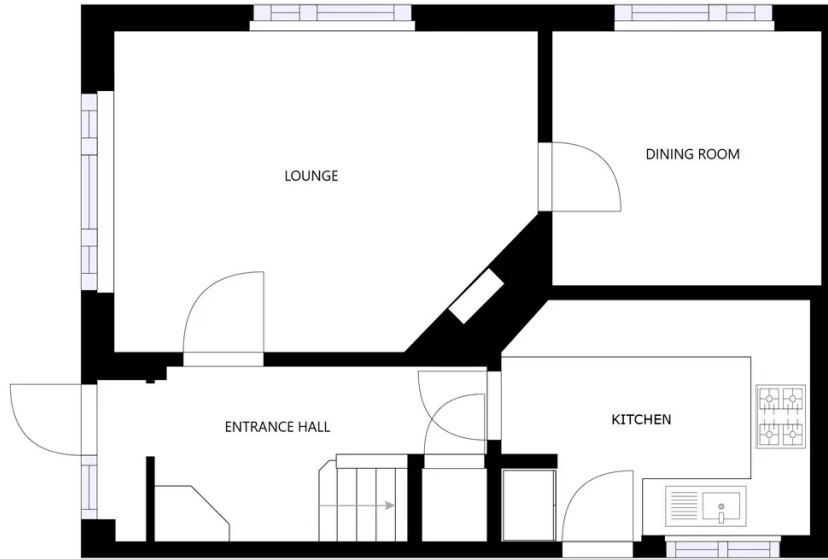
To the side of the property is a lawn area, flowerbeds and shrubs, fencing to perimeter and to the rear is a, L-shaped courtyard style rear garden with paved patio seating area, slate shipping area, further paved seating area to the rear.

### **Parking** 2 vehicles

Paved driveway providing off road parking.

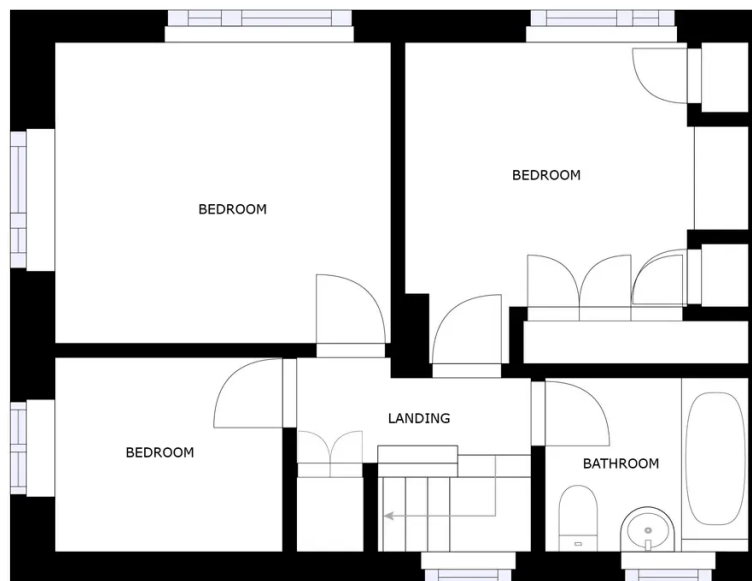
### **Garage**

With electric roller door to the front elevation.



1ST FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 42 m<sup>2</sup>, 2ND FLOOR: 41 m<sup>2</sup>  
 TOTAL: 83 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 42 m<sup>2</sup>, 2ND FLOOR: 41 m<sup>2</sup>  
 TOTAL: 83 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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