



## Denmead Avenue, Wigston

In Excess of £300,000

An EXTENDED bay fronted semi-detached family home situated on a GENEROUS SIZE plot with SCOPE TO EXTEND to the side and/or rear, subject to consent.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







**Entrance Hall**

With uPVC double glazed window and door to the front elevation, built-in cupboard, stairs to first floor, radiator.

**Reception Room One 14' 0" x 11' 5" (4.27m x 3.48m)**

With uPVC double glazed bay window to the front elevation, ceiling coving, radiator, double doors leading to:

**Lounge 22' 4" x 11' 0" (6.81m x 3.35m)**

Measurement narrowing to 10'5". A spacious lounge with uPVC double glazed sliding patio doors to the rear elevation, chimney breast with living flame gas fire, stone surround and hearth, ceiling coving, TV point, radiator.

**Dining Kitchen 18' 10" x 9' 9" (5.74m x 2.97m)**

Measurement narrowing to 6'6". With uPVC double glazed windows to the side and rear elevations, uPVC double glazed door to the side elevation, wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, space for freestanding cooker, extractor fan, plumbing for washing machine, part tiled walls, radiator.





### **Lobby**

With uPVC double glazed windows to the side and front elevations, double glazed door leading to side elevation.

### **Ground Floor WC**

With uPVC double glazed window to the side elevation, ceramic tiled floor, low-level WC, wash hand basin, part tiled walls.

### **First Floor Landing**

With uPVC double glazed window to the side elevation, loft access.

### **Bedroom One** 14' 2" x 10' 0" (4.32m x 3.05m)

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

### **Bedroom Two** 13' 8" x 11' 1" (4.17m x 3.38m)

With uPVC double glazed window to the rear elevation, wash hand basin, part tiled walls, built-in cupboard, radiator.

### **Bedroom Three** 8' 0" x 7' 10" (2.44m x 2.39m)

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

### **Bathroom** 8' 8" x 6' 5" (2.64m x 1.96m)

With uPVC double glazed windows to the side and rear elevations, corner bath with shower over, low-level WC, wash hand basin, tiled walls, radiator.

### **Front Garden**

A well maintained frontage with paved pathway.

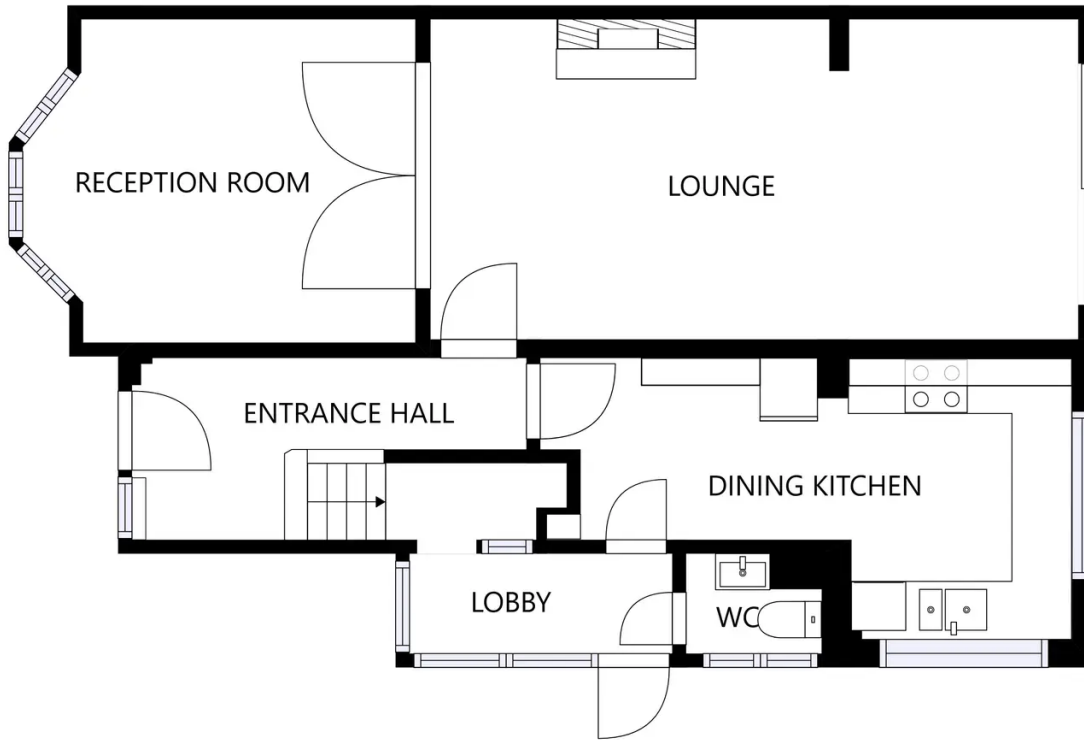
### **Rear Garden**

A generous size rear garden with a paved patio seating area, mature lawn, flowerbeds and shrubs, trees, fencing to perimeter.

### **Parking**

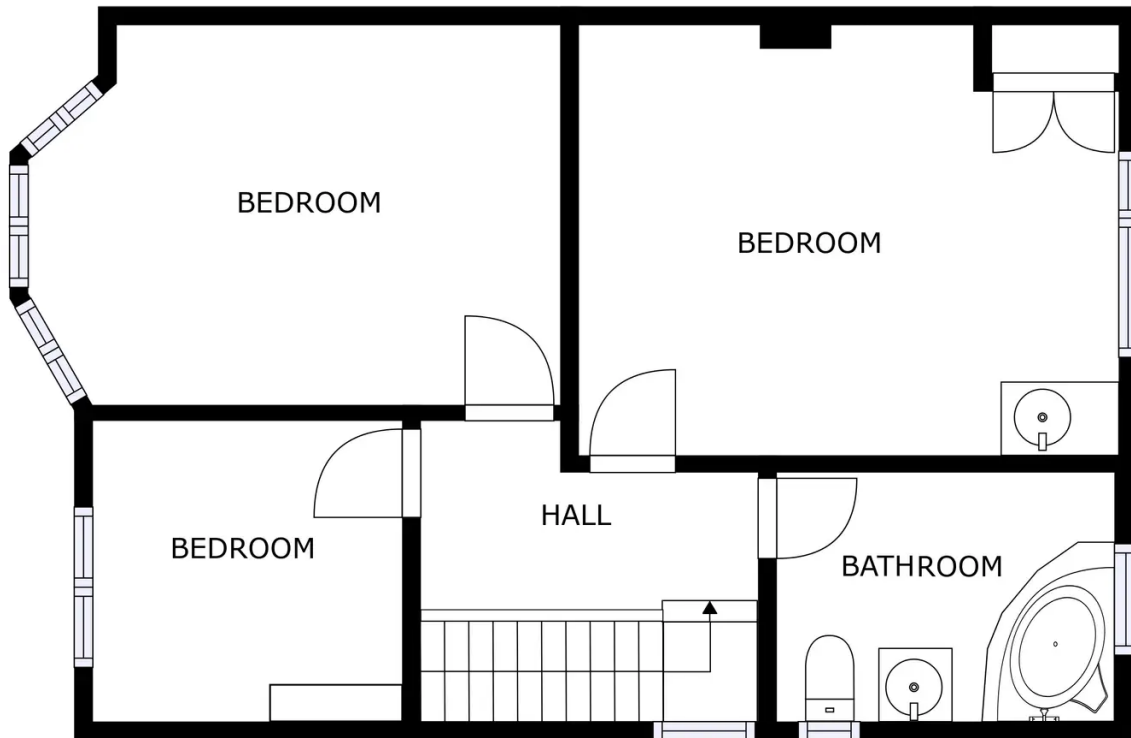
Driveway providing off road parking leading to additional off road parking.

### **Garage** 1 vehicle



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 TOTAL: 120 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 TOTAL: 120 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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