



Guilford Drive, Wigston, Leicester, LE18 1HF

Guide Price £280,000

Offered with NO UPWARDS CHAIN is this semi-detached family home situated on a good-sized plot in Wigston.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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SCAN ME!
TO BOOK A VIEWING



Entrance Hall

With stairs to the first-floor landing and a radiator.

Reception Room One

13' 10" x 11' 2" (4.22m x 3.40m)

With a bay window to the front elevation and a radiator.

Reception Room Two

13' 0" x 11' 2" (3.96m x 3.40m)

With sliding patio doors to the rear elevation, TV point, chimney breast, gas fire and radiator.

Kitchen

9' 5" x 6' 10" (2.87m x 2.08m)

With two windows to the side elevation, a door to the rear elevation, a range of well-maintained wall and base units with work surfaces over, sink, double drainer unit, tiled splashback, space for a four-ring gas hob and oven, plumbing for a washing machine, understairs cupboard and aspace for a fridge freezer.



First Floor Landing

With window to the side elevation,

Bedroom One

13' 10" x 9' 3" (4.22m x 2.82m)

With a bay window to the front elevation, built-in wardrobes and a radiator.

Bedroom Two

13' 0" x 11' 2" (3.96m x 3.40m)

With a window to the rear elevation and a radiator.

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

With a window to the front elevation and a radiator.

Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

With a window to the rear elevation, bath, WC, wash hand basin and tiled walls.

Rear Garden

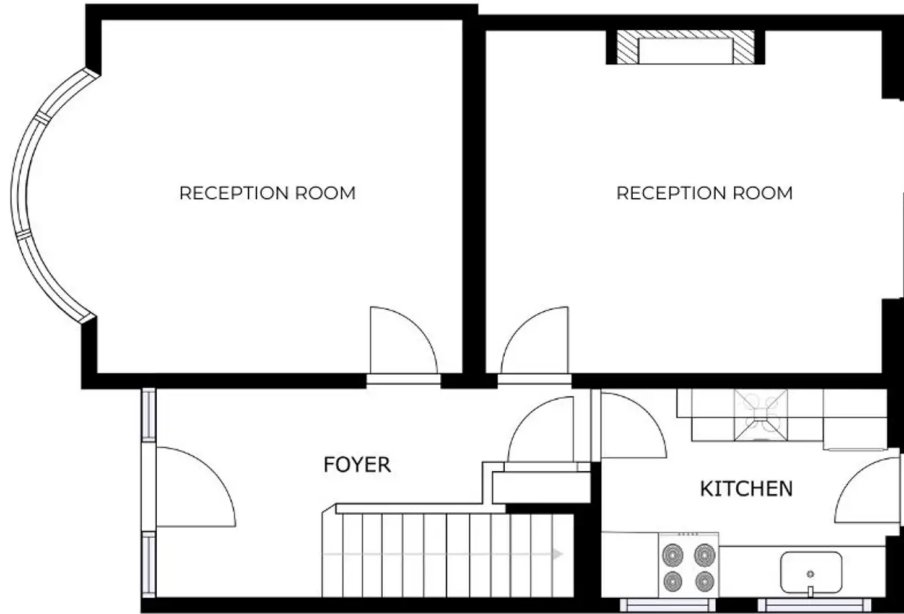
A beautifully maintained spacious rear garden with a patio seating area, a large lawn, and mature and established flower beds with well-maintained borders.

Parking

With a front garden and driveway for one vehicle.

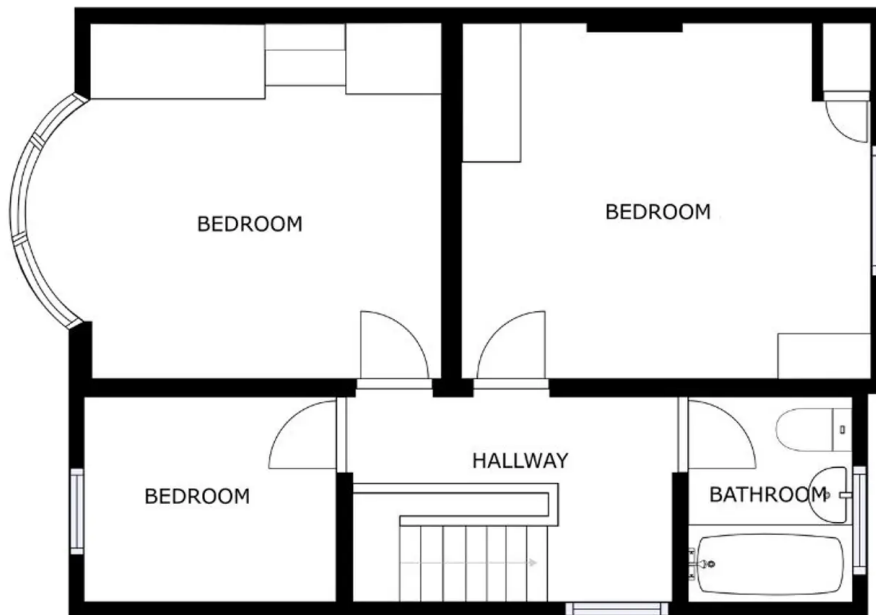
Garage

1 vehicles



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 48.43 m², SECOND FLOOR : 49.74 m²
 TOTAL: 98.17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 48.43 m², SECOND FLOOR : 49.74 m²
 TOTAL: 98.17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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