



Welford Road, Wigston

In Excess of £325,000

A modern built THREE BEDROOM DETACHED home enjoying a NEUTRAL THEME throughout along with off road parking leading to a garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



Knightsbridge
Estate Agents

0116 288 4888





Entrance Hall

With stairs to first floor, radiator.

Ground Floor WC

With window to the front elevation, low-level WC, wash hand basin, part tiled walls, radiator.

Lounge

13' 8" x 12' 0" (4.17m x 3.66m)

With window to the front elevation, TV point, radiator.

Open Plan Fitted Dining Kitchen

20' 4" x 10' 5" (6.20m x 3.18m)

With window and doors to the rear elevation, wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, stainless steel splash back, integrated fridge, integrated freezer, integrates dishwasher, under stairs storage cupboard, spotlights, radiator.



First Floor Landing

With window to the side elevation, loft access.

Bedroom One

12' 1" x 10' 5" (3.68m x 3.18m)

With window to the rear elevation, TV point, radiator, door leading to:

En-Suite

8' 0" x 3' 10" (2.44m x 1.17m)

With window to the side elevation, shower cubicle, wash hand basin, part tiled walls, chrome radiator.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

With window to the front elevation, radiator.

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)

With window to the rear elevation, radiator.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

With window to the front elevation, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, spotlights, radiator.

Rear Garden

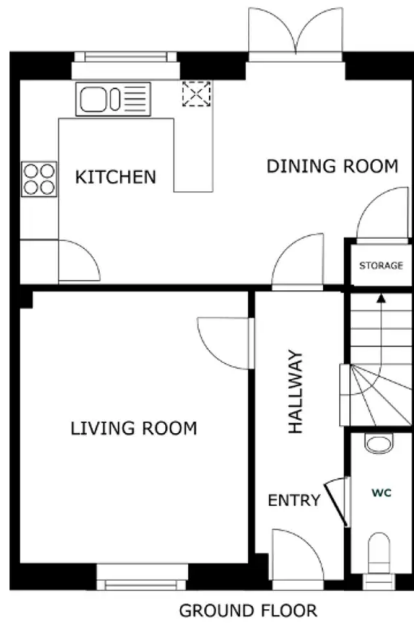
With paved patio seating area, lawn, gravelled area, fencing to perimeter.

Parking

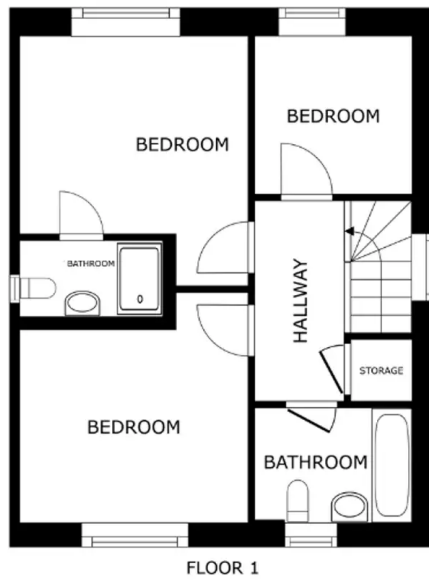
Providing off road parking.

Garage

With up and over door to the front elevation.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.