



## Welford Road, Wigston

£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**

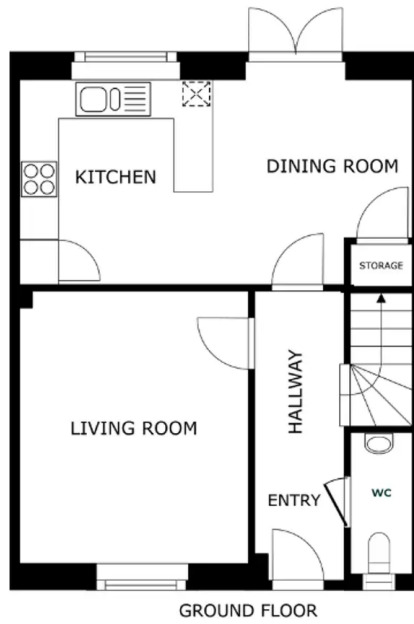
With paved patio seating area, lawn, gravelled area, fencing to perimeter.

### **Parking**

Providing off road parking.

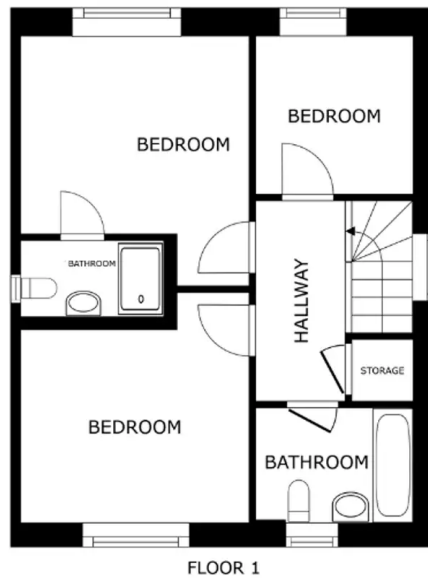
### **Garage**

With up and over door to the front elevation.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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