



Honiton Close, Wigston, Leicester

£230,000

A delightful SEMI-DETACHED BUNGALOW on the Little Hill Estate in WIGSTON.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With storage cupboard, radiator and loft access leading to a partly boarded loft with boiler.

Bedroom One

13' 6" x 9' 4" (4.11m x 2.84m)

(measurements into the wardrobes). With a window to the front elevation, sliding door wardrobes and a radiator.

Bedroom Two

9' 1" x 8' 7" (2.77m x 2.62m)

With a window to the side elevation and a radiator.

Wet Room

9' 0" x 4' 4" (2.74m x 1.32m)

It has a window to the side elevation, a wet room-style shower with an electric shower, a WC, a wash hand basin, an extractor fan, tile walls, a tiled floor, and a heated chrome towel rail.



Sitting Room

16' 3" x 10' 4" (4.95m x 3.15m)

With a French door to the rear elevation, radiator and open aspect to:

Kitchen Dining Room

17' 10" x 7' 2" (5.44m x 2.18m)

With a window to the rear elevation, door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, chimney hood, plumbing for an appliance and a radiator.

Side Lobby/Sun Room

15' 6" x 8' 0" (4.72m x 2.44m)

With doors to the front and rear elevations, an internal door to the garage, power points and plumbing for a washing machine.

Front Garden

Lawned front garden with mature shrubs.

Rear Garden

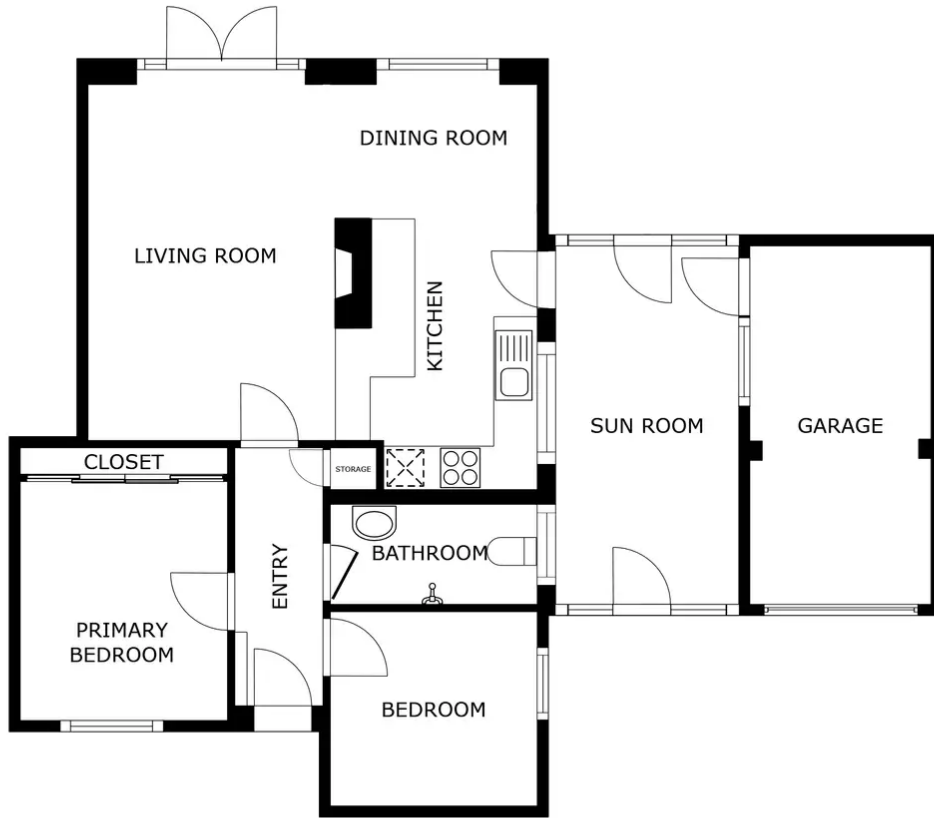
Paved patio leading to a lawned rear garden, shrubs to the borders, outside lighting and fenced perimeter.

Driveway

For approx. two vehicles

Garage

With an up-and-over door.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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