



## Highgate Drive, West Knighton

Offers Over £325,000

A three-bedroom semi-detached home in Wigston with TWO RECEPTION ROOMS, CONSERVATORY and THREE BEDROOMS.

Council Tax band: C

Tenure: Freehold

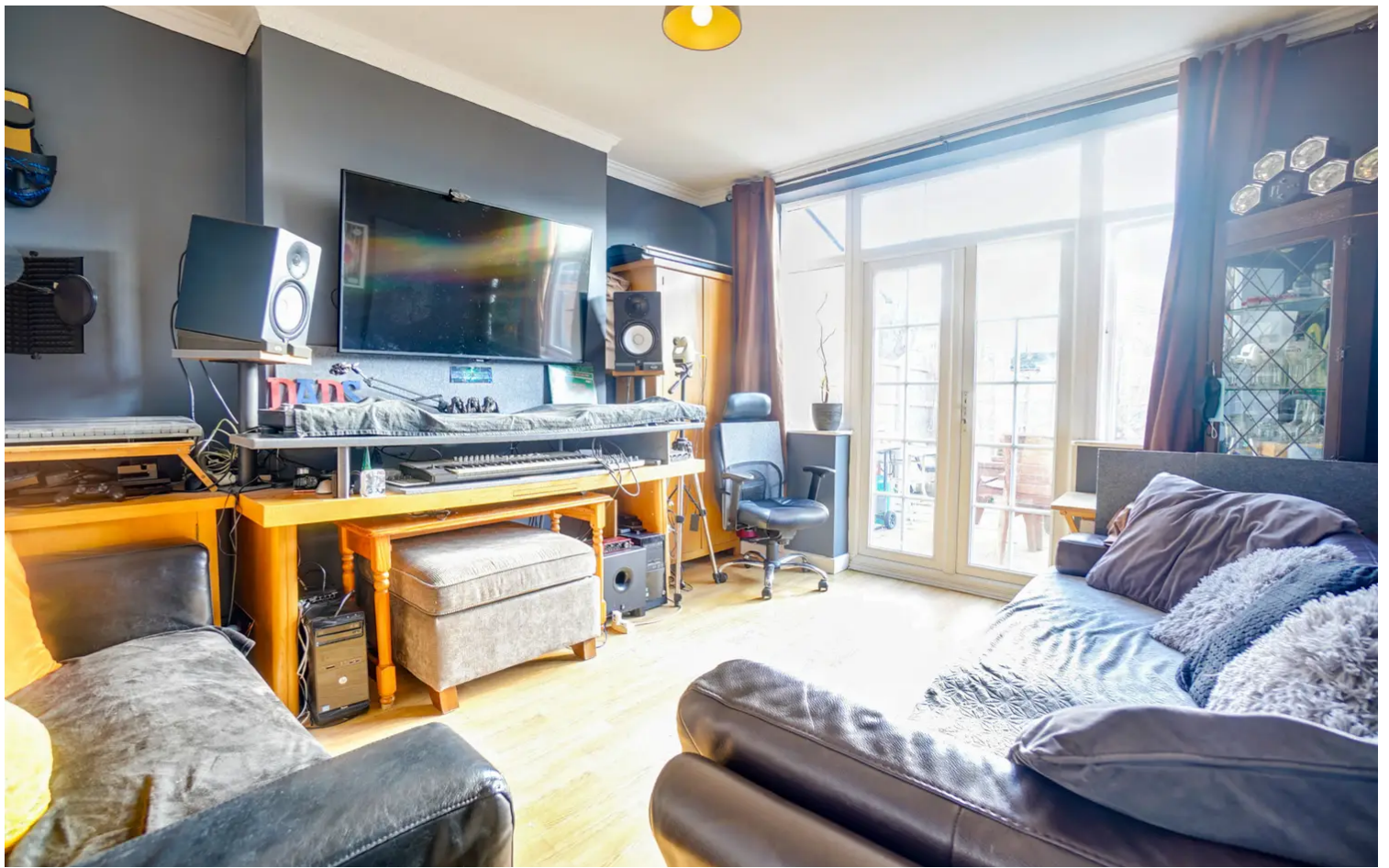
EPC Energy Efficiency Rating: D



0116 288 4888







### **Entrance Hall**

With a window to the front elevation, wooden flooring, understairs storage and a radiator.

### **Reception Room One**

15' 0" x 12' 0" (4.57m x 3.66m)

With a bay window to the front elevation, wooden flooring, gas fire and a radiator.

### **Reception Room Two**

13' 3" x 11' 4" (4.04m x 3.45m)

With a window to the rear, French doors to the rear elevation, wooden flooring and a radiator.

### **Kitchen**

9' 5" x 7' 10" (2.87m x 2.39m)

With a window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker, space for a fridge and plumbing for a dishwasher.



### **WC**

With a WC

### **Conservatory**

10' 5" x 7' 5" (3.18m x 2.26m)

With windows to the rear and side elevations and tiled flooring.

### **First Floor Landing**

With a stained glass window to the side elevation and a loft hatch.

### **Bedroom One**

13' 1" x 11' 5" (3.99m x 3.48m)

With a window to the front elevation and a radiator.

### **Bedroom Two**

13' 10" x 10' 5" (4.22m x 3.18m)

With a window to the rear elevation, built-in wardrobe and a radiator.

### **Bedroom Three**

8' 10" x 7' 11" (2.69m x 2.41m)

With a window to the front elevation and a radiator.

### **Bathroom**

With windows to the rear and side elevations, WC, wash hand basin, bath, shower cubicle with shower over and a heated towel rail.

### **Rear Garden**

With two low-maintenance patio seating areas, a shed, lawn, wildflower borders and a fenced perimeter.

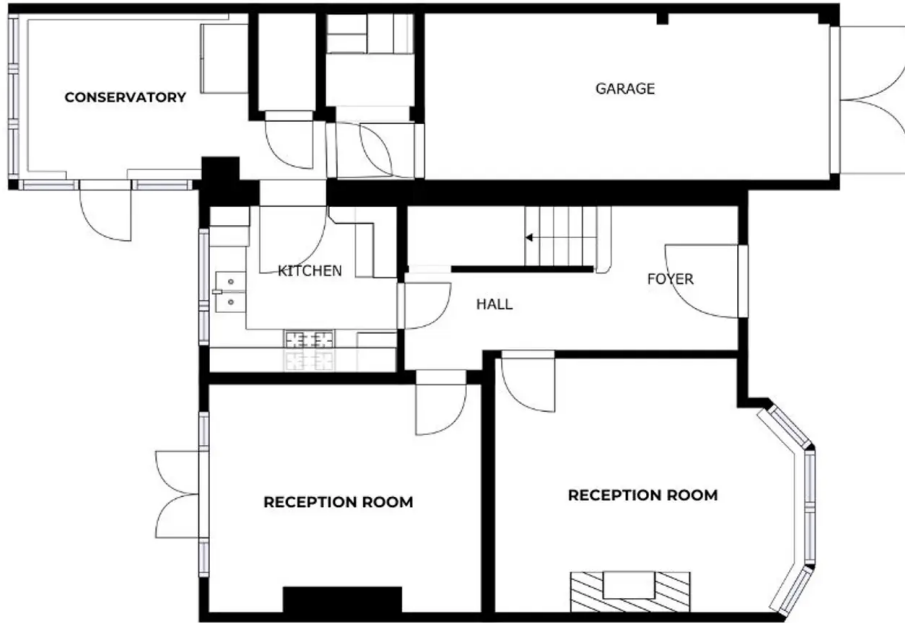
### **Garage**

15'9" x 7'9" With a utility space/area, power and lighting.

### **Parking**

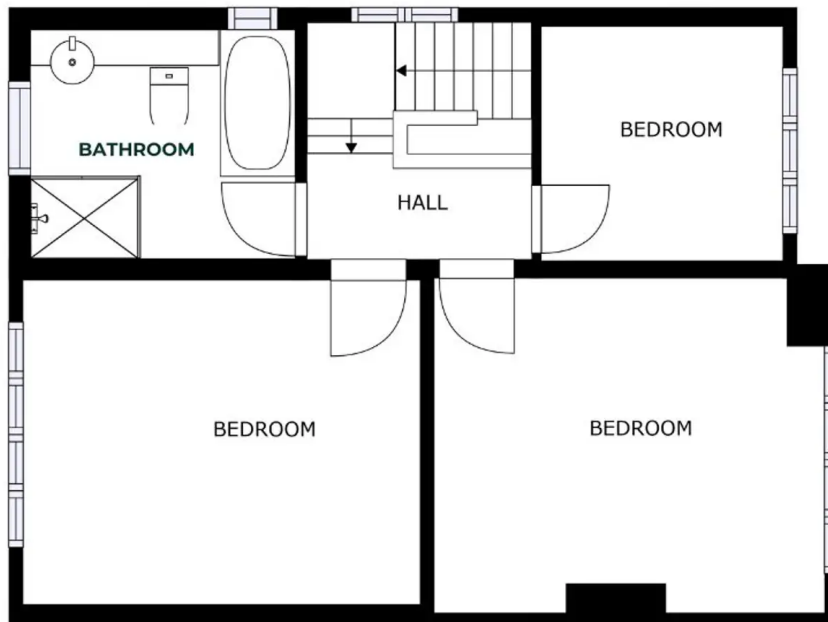
Off-road parking for two vehicles.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 67 m<sup>2</sup>, FLOOR 2: 51 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 15 m<sup>2</sup>  
 TOTAL: 117 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 67 m<sup>2</sup>, FLOOR 2: 51 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 15 m<sup>2</sup>  
 TOTAL: 117 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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