



Netton Close, Wigston

Offers Over £300,000

Knightsbridge are EXTREMELY DELIGHTED to present this THREE BEDROOM detached house situated in Wigston. Outside you are greeted by a large maintained rear garden with paved patio and flowerbeds, a TRUE GEM in the agents opinion.



0116 288 4888

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With window and door to the front elevation, meter cupboard, radiator.

Cloaks/WC

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

Lounge/Diner

23' 4" x 15' 9" (7.11m x 4.80m)

With window to the side elevation, window and sliding patio doors to the rear elevation, gas fire with brick surround, under stairs storage, two radiators.

Kitchen

10' 7" x 8' 11" (3.23m x 2.72m)

With window to the front elevation, door to the side elevation, wall and base units with work surface over, sink and drainer, inset oven and hob, extractor fan, integrated dishwasher, integrated fridge, room for fridge freezer, space for washing machine part tiled walls, tiled floor, radiator.



First Floor Landing

With window to the front elevation, airing cupboard, loft access.

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)

With window to the rear elevation, fitted wardrobe and dresser, built-in bedside tables, radiator.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

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

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

With window to the front elevation, built-in wardrobe and drawers, radiator.

Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

With windows to the front and side elevations, low-level WC, wash hand basin, bath with shower over, medicine cabinet, tiled walls, radiator.

Front Garden

With lawn, Cherry Blossom tree.

Rear Garden

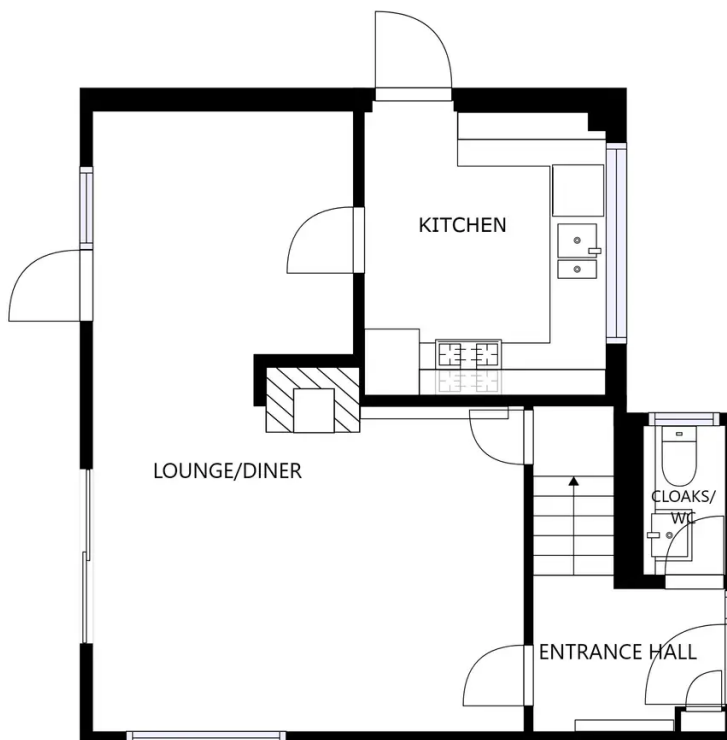
A tiered rear garden with paved patio area, shaped lawn, flowerbeds and shrubs, access to the front, paved pathway, shed, greenhouse.

Driveway

Providing off road parking.

Garage

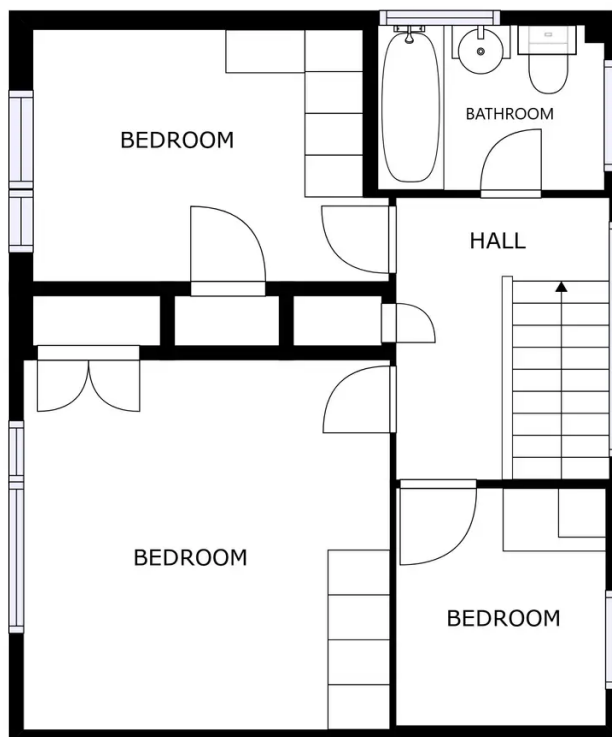
for 1 vehicles



TOTAL: 92 m²
FLOOR 1: 49 m², FLOOR 2: 43 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



TOTAL: 92 m²
FLOOR 1: 49 m², FLOOR 2: 43 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.