



## Orange Street, Wigston

Offers Over £280,000

A THREE BEDROOM townhouse situated in Wigston delivering a modern style kitchen diner complete with INTEGRATED APPLIANCES and principal en-suite. To the rear is a private tiered rear garden providing an ideal area to relax and socialise with friends or family.



0116 288 4888

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Entrance Hall**

With French doors to the rear elevation, stairs to first floor, tiled floor, radiator.

**Kitchen Diner**

21' 11" x 11' 5" (6.68m x 3.48m)

With windows to the front and rear elevations, brick fire surround, wall and base units with work surfaces over, Belfast sink and drainer, integrated Smeg cooker, integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated wine chiller, breakfast bar, two radiators.

**Lounge**

12' 1" x 11' 2" (3.68m x 3.40m)

With window to the front elevation, open fireplace, meter cupboard, radiator.



### **Ground Floor Bathroom**

8' 4" x 7' 0" (2.54m x 2.13m)

With roof window, window to the rear elevation, bath, shower cubicle, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

### **First Floor Landing**

With window to the rear elevation, loft access, radiator.

### **Bedroom One**

15' 4" x 12' 0" (4.67m x 3.66m)

With window to the front elevation, radiator.

### **En-Suite**

7' 4" x 4' 11" (2.24m x 1.50m)

With low-level WC, wash hand basin, shower cubicle, part tiled walls, wood effect floor, towel rail.

### **Bedroom Two**

11' 6" x 11' 3" (3.51m x 3.43m)

With window to the front elevation, radiator.

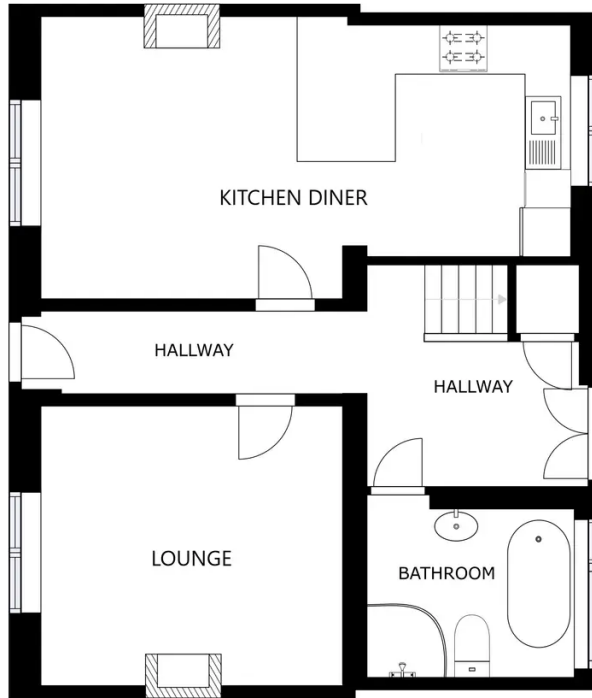
### **Bedroom Three**

9' 3" x 8' 4" (2.82m x 2.54m)

With window to the rear elevation, radiator.

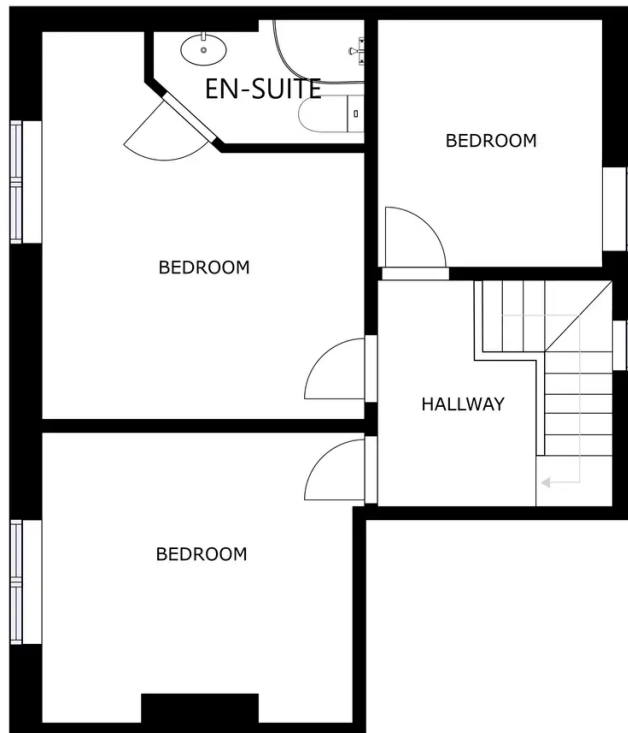
### **Rear Garden**

Tiered rear garden with paved patio area, two shaped lawns, flowerbeds and shrubs, summer house, pergola, further seating access, access to the front of the property.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 56.74 m<sup>2</sup>, FLOOR 2: 49.21 m<sup>2</sup>  
 TOTAL: 105.95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 56.74 m<sup>2</sup>, FLOOR 2: 49.21 m<sup>2</sup>  
 TOTAL: 105.95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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