



Welford Road, Wigston

£325,000

Knightsbridge Estate Agents are EXTREMELY proud to present this two bedroom DETACHED BUNGALOW with a substantial conservatory leading you through to the established rear garden complete with shrubs and garden pond, ideal for a KEEN GARDENER.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

30' 2" x 3' 0" (9.19m x 0.91m)

With doors to the front and rear elevations, tiled floor.

Kitchen

9' 9" x 9' 6" (2.97m x 2.90m)

With window to the rear elevation, wall and base units with work surfaces over, sink and drainer, inset oven and hob with extractor over, breakfast bar, space for washing machine, space for fridge freezer, part tiled walls, tiled floor, boiler, radiator.

Inner Hallway

With loft hatch, radiator.



Lounge

15' 9" x 11' 11" (4.80m x 3.63m)

With bay window to the front elevation, open fireplace with surround and hearth, radiator.

Bedroom Two

11' 7" x 11' 11" (3.53m x 3.63m)

With, patio doors to the rear elevation, radiator.

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m)

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

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m)

With window to the side elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, chrome towel rail.

Conservatory

26' 4" x 9' 7" (8.03m x 2.92m)

Glazed conservatory with French doors to the rear garden, radiator.

Front Garden

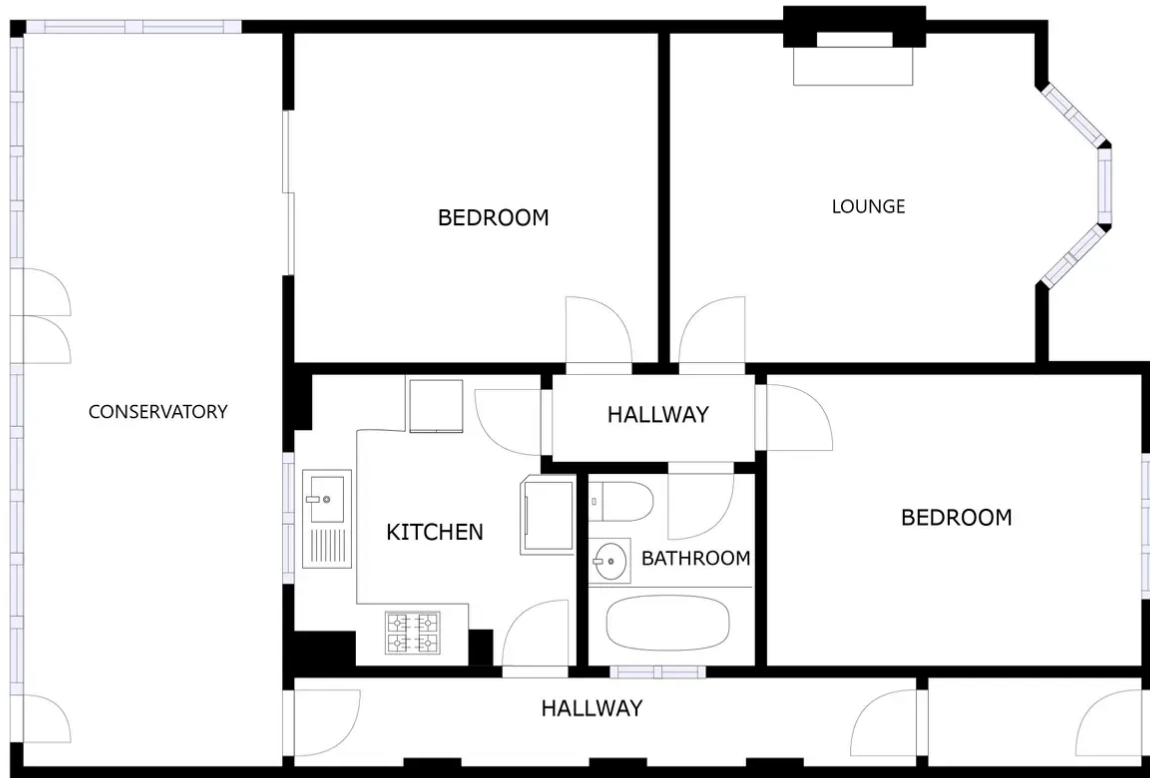
With flowerbeds and shrubs.

Rear Garden

With pebbled area, paved pathway, pond, shed, greenhouse, flowerbeds and shrubs.

Driveway

Off road parking for approx. three vehicles.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.