



## Halcroft Rise, Wigston

£240,000

A semi-detached dormer BUNGALOW in Wigston with EXCELLENT TRANSPORT LINKS and close to local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



Knightsbridge  
Estate Agents

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### **Entrance Hall**

With a cloaks cupboard and stairs to the first-floor Landing.

### **Reception Room**

15' 8" x 10' 0" (4.78m x 3.05m)

With a double-glazed window to the front elevation, a decorative fireplace with surround, wooden flooring and a radiator.

### **Kitchen Dining Room**

15' 6" x 9' 6" (4.72m x 2.90m)

(narrowing to 8') With double-glazed windows to the front and side elevations, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, five ring gas hob, fridge, freezer, plumbing for a washing machine and wooden flooring.



### **Bedroom One**

12' 9" x 10' 2" (3.89m x 3.10m)

With a double-glazed window to the rear elevation, wooden flooring, built-in cupboard and a radiator.

### **Bedroom Three**

8' 3" x 7' 5" (2.51m x 2.26m)

With a double-glazed window to the side elevation, patio doors to the rear garden, wooden flooring and a radiator.

### **First Floor Landing**

#### **Master Bedroom**

12' 0" x 9' 5" (3.66m x 2.87m)

(plus wardrobe space) With a double-glazed window to the front elevation, fitted wardrobes, a built-in cupboard and a radiator.

#### **Shower Room**

9' 0" x 5' 9" (2.74m x 1.75m)

With a double-glazed window to the side elevation, a walk-in tiled shower cubicle with over head shower and hand held shower, wash hand basin, WC, bidet, tiled flooring and heated chrome towel rail.

### **Garden**

Lawned front garden with flower beds and shrubs.

#### **Rear Garden**

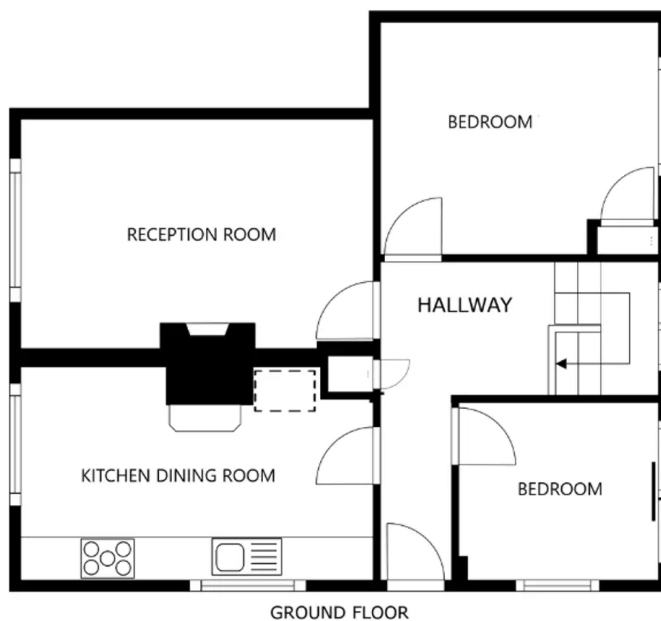
With a paved patio, outside lighting, outside tap, lawn, well-stocked flower beds with mature shrubs, fencing to the perimeter, a shed and a green house.

#### **Driveway**

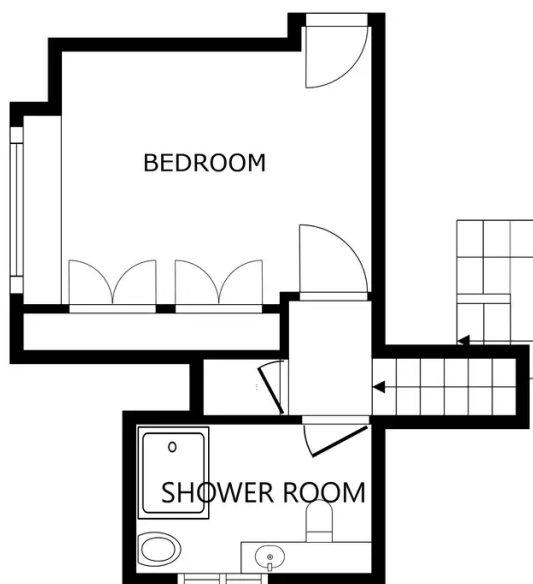
Block paved driveway to the front and side, gated access leading to:

#### **Garage**

With fold-open doors to the front elevation.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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