



## Repton Road, Wigston

£350,000

A traditional FOUR BEDROOM semi-detached property having been EXTENDED to provide a versatile family home. Parking is available via a tarmac driveway. Available with No Upward Chain.





**Entrance Porch**

6' 5" x 4' 4" (1.96m x 1.32m)

With tiled floor, door leading to:

**Entrance Hall**

With stairs to first floor, under stairs storage cupboard, meter cupboard, alarm panel, radiator.

**Sitting Room**

19' 0" x 11' 0" (5.79m x 3.35m)

With double glazed bay window to the front elevation and window blinds, living flame effect gas fire with stone surround, TV point, radiator, fold open doors leading to:

**Extended Dining Room**

16' 1" x 10' 0" (4.90m x 3.05m)

Measurement narrowing to 9' (2.74m). With double glazed window to the side elevation, patio door to conservatory, laminate floor, radiator.

**Conservatory**

13' 10" x 10' 6" (4.22m x 3.20m)

With double glazed French doors to rear garden, double glazed windows to the rear elevation and window blinds, laminate floor.

**Fitted Kitchen**

10' 9" x 8' 2" (3.28m x 2.49m)

With double glazed window to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and microwave, gas hob with filter hood over, built-in dishwasher, built-in fridge freezer, cupboard housing boiler, part tiled walls, tiled floor.



**Utility Room**

7' 5" x 6' 6" (2.26m x 1.98m)

With double glazed door to rear garden, double glazed window to the side elevation, stainless steel sink and drainer unit with wall and base units and work surface over, plumbing for washing machine, part tiled walls.

**Bedroom Four**

12' 8" x 8' 0" (3.86m x 2.44m)

With double glazed window to the front elevation, radiator.

**Shower Room**

6' 0" x 5' 0" (1.83m x 1.52m)

With skylight style window to the side elevation, tiled shower cubicle with electric shower, low-level WC, wash hand basin, inset ceiling spotlights, tiled floor, tiled walls, heated towel rail.

**First Floor Landing**

With double glazed window to the side elevation, loft access leading to boarded loft with lighting.

**Bedroom One**

14' 5" x 10' 9" (4.39m x 3.28m)

Measurement into bay. With double glazed bay window to the front elevation and window blinds, fitted wardrobes with box cupboards over, radiator.

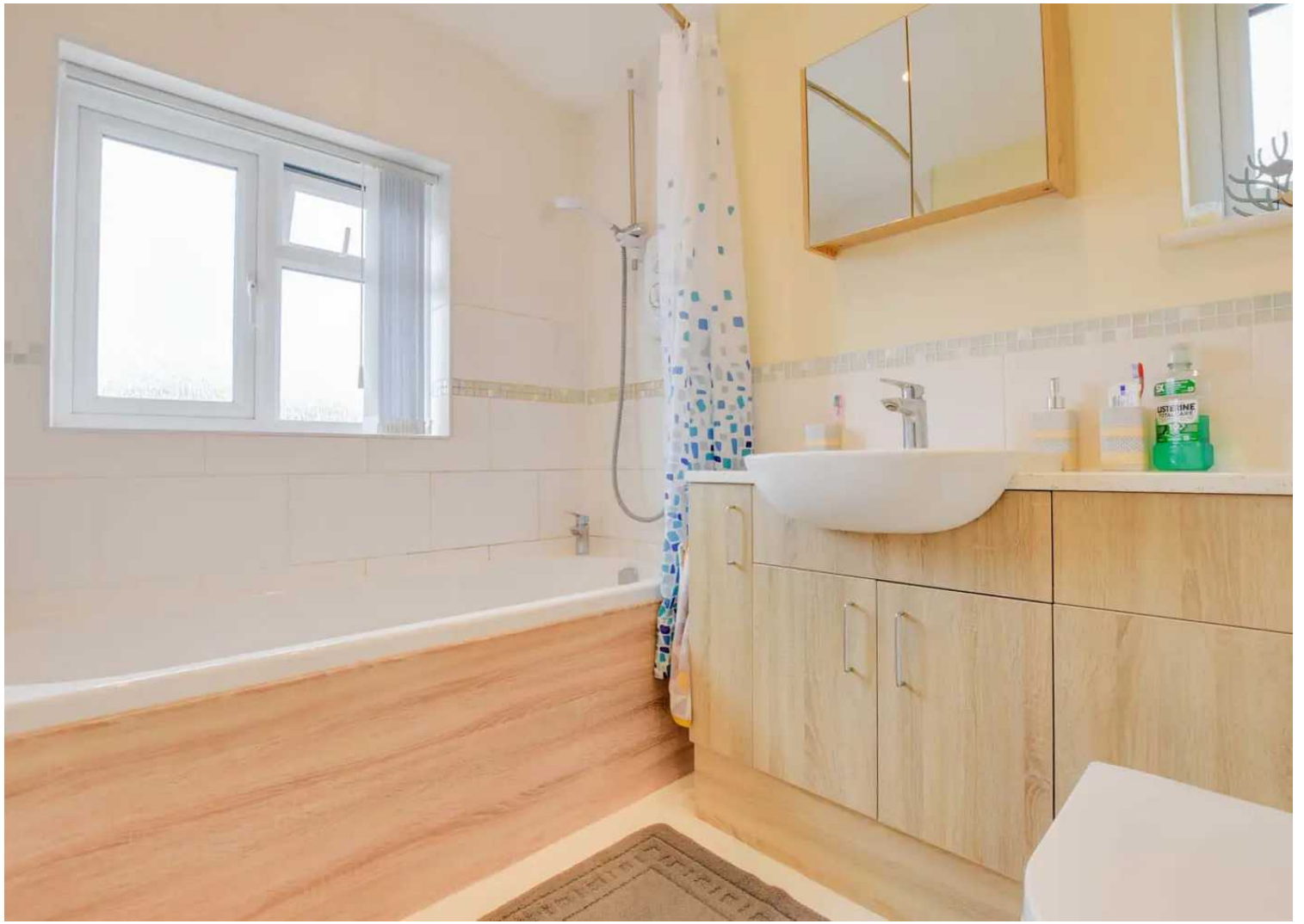
**Bedroom Two**

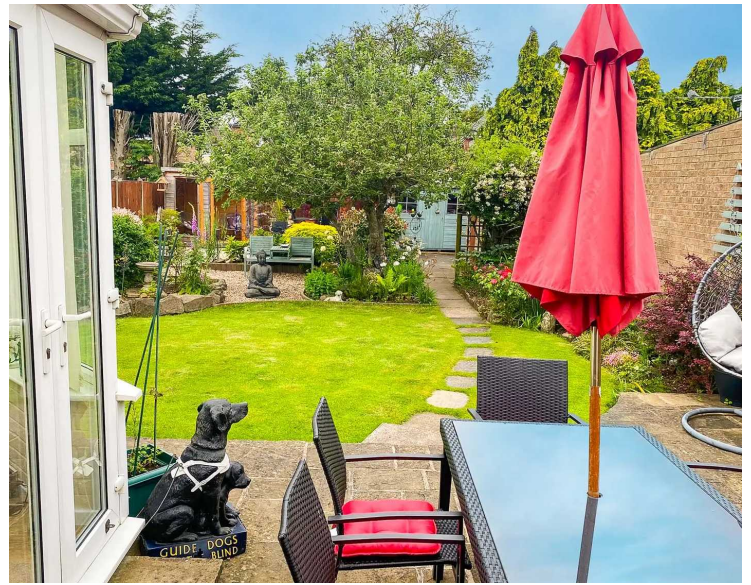
12' 9" x 10' 10" (3.89m x 3.30m)

With double glazed window to the rear elevation and window blinds, radiator.









### **Bedroom Three**

8' 0" x 6' 3" (2.44m x 1.91m)

With double glazed window to the front elevation and window blinds, radiator.

### **Bathroom**

7' 9" x 6' 3" (2.36m x 1.91m)

With double glazed windows to the rear and side elevations, bath with electric shower over, wash hand basin with storage below, low-level WC, inset ceiling spotlights, part tiled walls, heated towel rail.

### **Rear Garden**

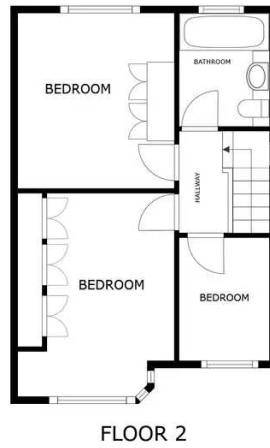
An established rear garden with paved patio area, leading to a lawn, flowerbeds and shrubs, stones area, mature fruit tree, raised decked area to rear, sheds, summerhouse, fencing to side and rear.

### **Driveway 2 vehicles**

Tarmac driveway providing off road parking.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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



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