



Mere Road, Wigston

Offers Over £300,000

A BAY FRONTED THREE BEDROOM traditional semi-detached property available to the market with NO UPWARD CHAIN. The property provides ample SCOPE FOR EXTENSION to the side or rear, subject to relevant planning permissions.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With stairs to first floor, under stairs storage cupboard, radiator.

Sitting Room

14' 2" x 11' 6" (4.32m x 3.51m)

With double glazed bay window to the front elevation, gas fire, radiator.

Reception Room Two

13' 1" x 11' 5" (3.99m x 3.48m)

With double glazed door to rear garden, two radiators.



Kitchen Diner

15' 10" x 9' 6" (4.83m x 2.90m)

With two double glazed windows to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, boiler, plumbing for washing machine, built-in oven and electric hob, display cabinet, wood effect floor, internal door to garage.

First Floor Landing

With loft access.

Bedroom One

14' 10" x 11' 5" (4.52m x 3.48m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, radiator.

Bedroom Two

13' 0" x 11' 5" (3.96m x 3.48m)

With double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m)

With double glazed window to the front elevation, radiator.

Shower Room

6' 6" x 6' 5" (1.98m x 1.96m)

With double glazed window to the rear elevation, tiled shower cubicle, wash hand basin, airing cupboard, part tiled walls, radiator.

Separate WC

With double glazed window to the side elevation, low-level WC.

Front Garden

Walled frontage with paved driveway.

Garden

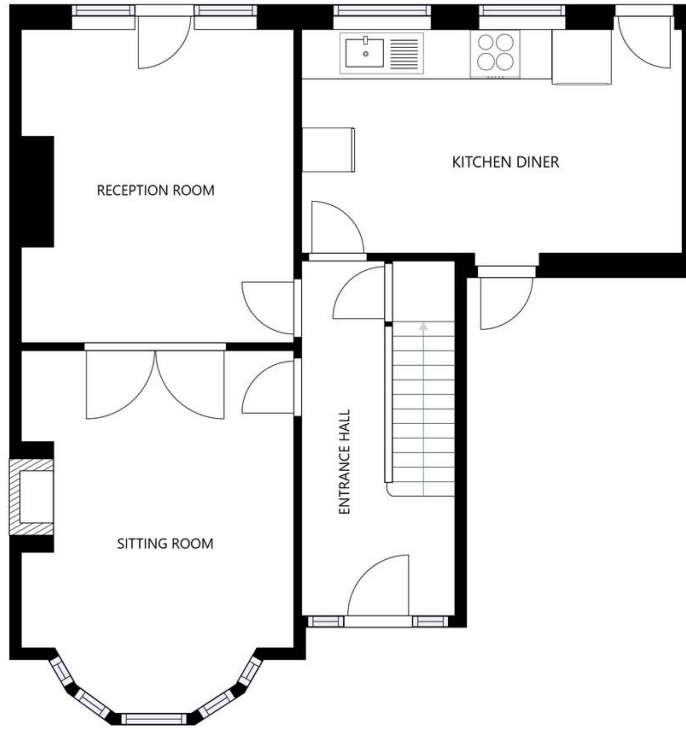
With paved patio area, lawn, flowerbeds and shrubs, fencing to perimeter.

Driveway

Providing off road parking.

Garage

Measuring 16'1" x 9'2". With up and over door to the front elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 659 sq ft, FLOOR 2: 590 sq ft
 TOTAL: 1249 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 659 sq ft, FLOOR 2: 590 sq ft
 TOTAL: 1249 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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