



## Ravensthorpe Road, Wigston

Offers Over £425,000

A detached THREE-BEDROOM home in Wigston in immaculate condition.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





### **Entrance Hall**

With a double-glazed window to the front elevation, an understairs storage cupboard and a radiator.

### **Kitchen**

11' 9" x 9' 5" (3.58m x 2.87m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, extractor fan, a ring gas hob, an electric oven, microwave and wine rack.

### **Office**

7' 11" x 5' 8" (2.41m x 1.73m)

With a double-glazed door to the rear elevation.

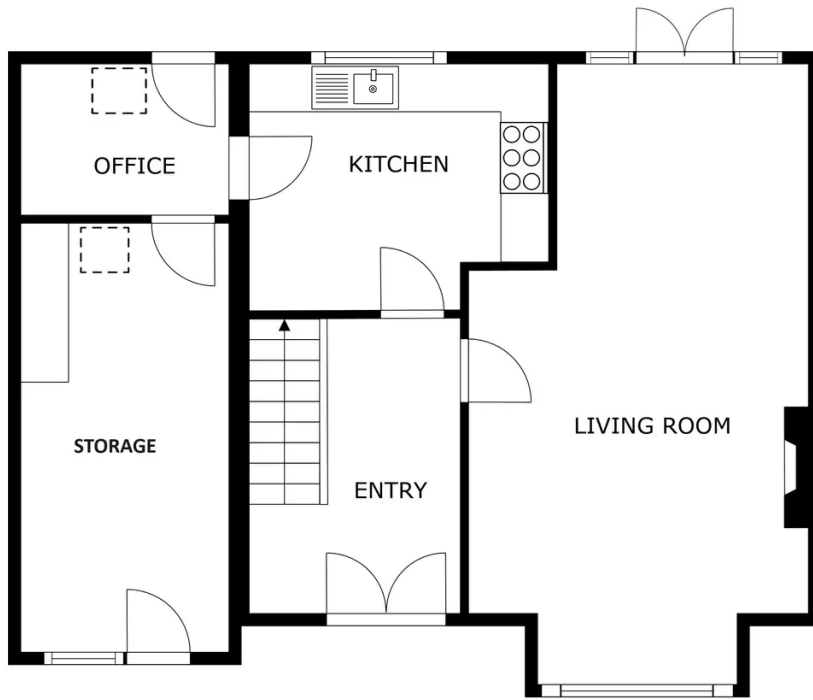
### **Storage (Previously the Garage)**

17' 5" x 8' 1" (5.31m x 2.46m)

With a double-glazed window to the front elevation, a double-glazed door to the front elevation and the boiler.



- Lounge**  
24' 6" x 13' 3" (7.47m x 4.04m)  
With a double-glazed window to the front elevation, French doors to the rear elevation, a double-glazed window to the rear elevation, electric fireplace and two radiators.
- First Floor Landing**  
With a double-glazed window to the side elevation and a loft hatch.
- Bedroom One**  
11' 10" x 11' 8" (3.61m x 3.56m)  
With a double-glazed window to the front, built-in wardrobes and a radiator.
- Bedroom Two**  
11' 11" x 8' 11" (3.63m x 2.72m)  
With a double-glazed window to the rear elevation and a radiator.
- Bedroom Three**  
9' 8" x 8' 9" (2.95m x 2.67m)  
With a double-glazed window to the front elevation, built-in wardrobes and a radiator.
- Shower Room**  
9' 6" x 5' 5" (2.90m x 1.65m)  
With a double-glazed window to the rear elevation, double-glazed window to the side elevation, double shower cubicle with shower over, wash hand basin, WC, smart mirror and a heated towel rail
- Rear Garden**  
With a low-maintenance patio seating area, lawn area, shed, fenced perimeters, and access to the front elevation.
- Driveway**  
Parking for three vehicles.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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