



Wye Dean Drive, Wigston

Offers Over £300,000

A TWO BEDROOM DETACHED BUNGALOW situated in the heart of Wigston. We as an agent feel that the front and rear gardens are a true benefit to the home creating beautiful surroundings for relaxing or socialising.

Available with NO UPWARD CHAIN.



Knightsbridge
Estate Agents

0116 288 4888

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With window to the front elevation, two storage cupboards, meter cupboard, tiled floor, radiator.

L-Shaped Lounge

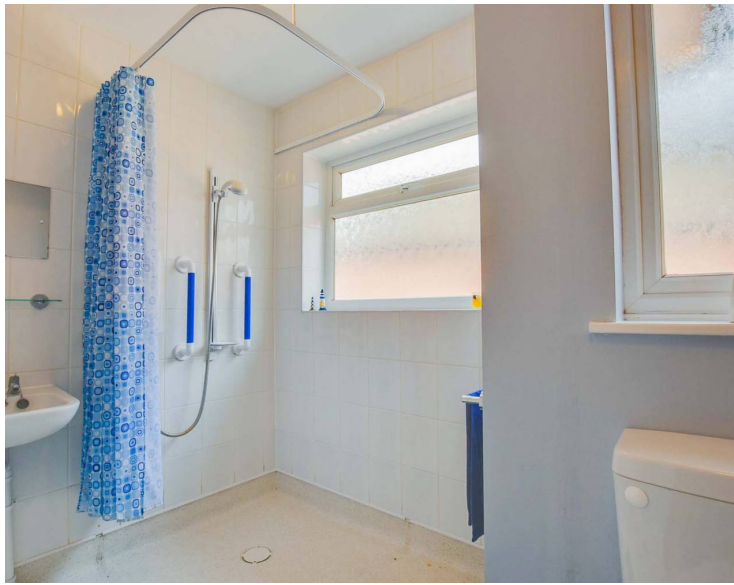
15' 8" x 15' 6" (4.78m x 4.72m)

With windows to the front, side and rear elevations, patio door to the rear elevation, coal fireplace with surround and hearth, three radiators.

Kitchen

11' 8" x 10' 10" (3.56m x 3.30m)

With windows to the rear and side elevations, wall and base units with work surfaces over, sink and drainer, integrated oven and hob with extractor hood, plumbing for washing machine, space for fridge, space for dishwasher, part tiled walls, tiled floor, radiator.



Bedroom One

12' 9" x 10' 5" (3.89m x 3.18m)

With window to the front elevation, built-in wardrobes and drawers, radiator.

Bedroom Two

13' 4" x 9' 10" (4.06m x 3.00m)

With window to the rear elevation, built-in wardrobe and drawers, radiator.

Wet Room

8' 6" x 5' 10" (2.59m x 1.78m)

With two windows to the rear elevation, low-level WC, wash hand basin, electric shower, part tiled walls, radiator.

Front Garden

With lawn area, paved pathway, seating area, hedging and shrubs.

Rear Garden

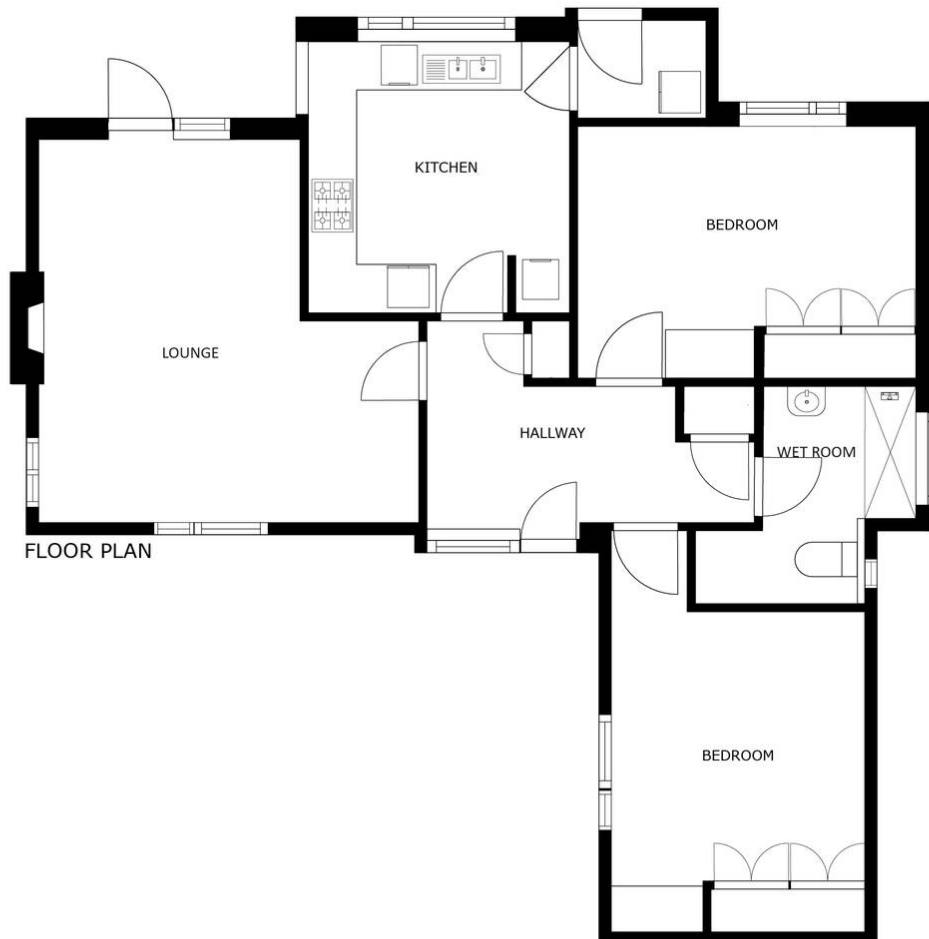
With paved seating area with pergola, lawn, flowerbeds and shrubs.

Driveway

Providing off road parking.

Garage

Measuring 14'4" x 8'3". With electric up and over door to the front elevation, power and lighting.



FLOOR PLAN

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.