



## Castleton Road, Wigston

Offers in Excess of £390,000

An extended FOUR BEDROOM semi-detached home with gardens to the FRONT, SIDE and REAR.





#### **Entrance Hall**

With a door to the front elevation, a double-glazed window to the front elevation, wood effect flooring, stairs to the first floor landing and a radiator.

#### **Living Room**

17' 0" x 11' 0" (5.18m x 3.35m)

With a double-glazed bay window to the front elevation, gas fire with surround and hearth, TV point and a door leading to:

#### **Extended Open Plan Fitted Dining Kitchen**

27' 6" x 9' 2" (8.38m x 2.79m)

(plus 9' x 3'10") With two double-glazed windows to the rear elevation, a double-glazed door to the rear elevation, wood effect tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, four ring electric Neff hob, double Neff oven, Neff extraction hood, glazed splash back, space for dishwasher, TV point and a door leading to:

#### **Utility Room**

9' 0" x 7' 1" (2.74m x 2.16m)

With a double-glazed window to the front elevation, wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for a washing machine and space for a tumble dryer.

#### **Downstairs WC**

With a WC and a wash hand basin.





## First Floor Landing

### Bedroom One

12' 4" x 8' 10" (3.76m x 2.69m)

With a double-glazed window to the front elevation, built-in wardrobes and a radiator.

### En-Suite

8' 10" x 7' 0" (2.69m x 2.13m)

(minimising to 4'10") With a double-glazed window to the rear elevation, shower cubicle with shower head over, WC, wash hand basin, additional mirrored wall mounted cupboards and a heated towel rail.

### Bedroom Two

14' 0" x 10' 6" (4.27m x 3.20m)

With a double-glazed bay window to the front elevation, built-in wardrobes, TV point and a radiator.

### Bedroom Three

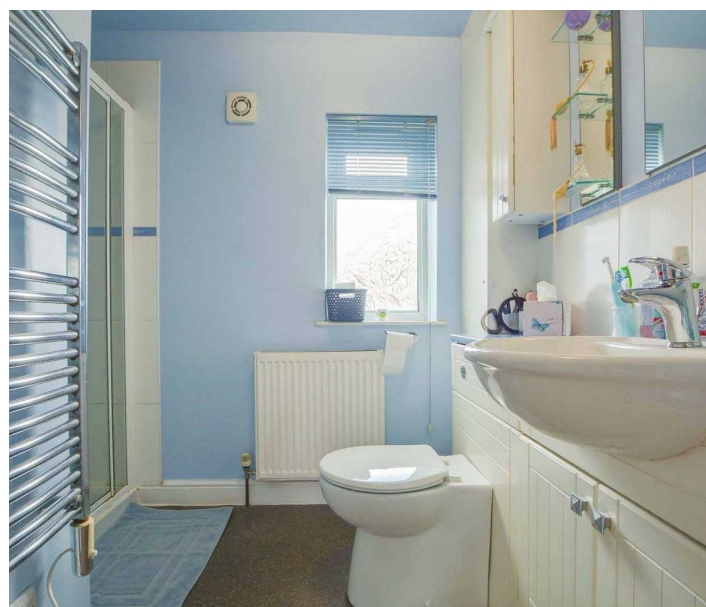
12' 6" x 11' 0" (3.81m x 3.35m)

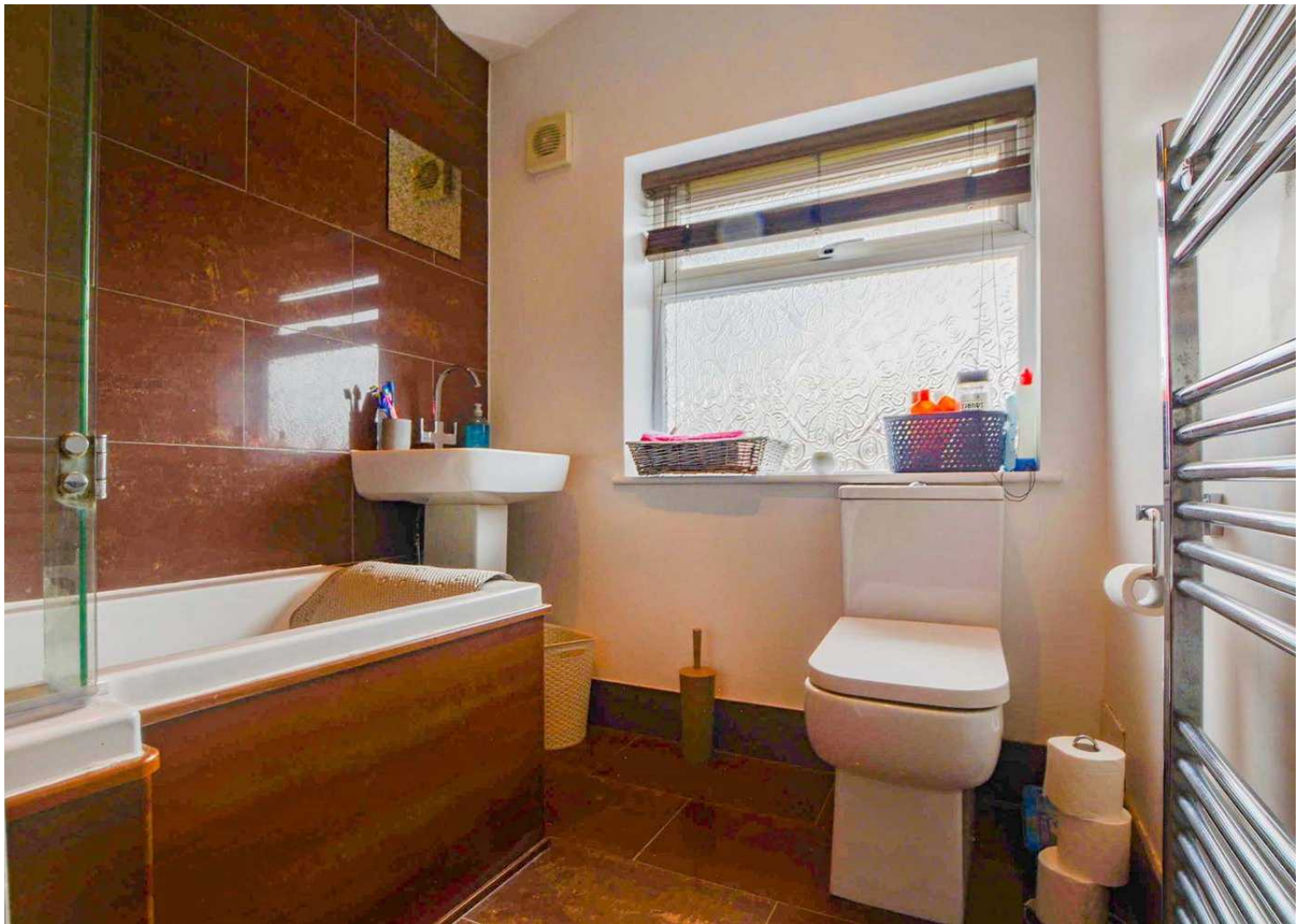
With a double-glazed window to the rear elevation, built-in wardrobes, TV point and a radiator.

### Bedroom Four

8' 0" x 6' 6" (2.44m x 1.98m)

With a double-glazed window to the front elevation, wood effect flooring and a radiator.









### **Bathroom**

7' 7" x 5' 10" (2.31m x 1.78m)

With a double-glazed window to the rear elevation, tiled flooring, bath with shower over, WC, wash hand basin and a heated towel rail.

### **Front Garden**

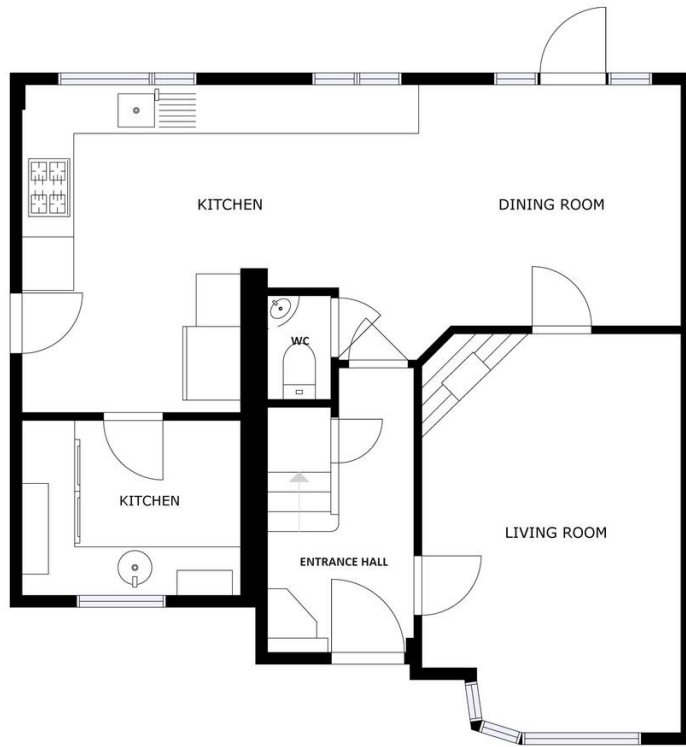
A well-maintained front garden with pathway leading to the front elevation.

### **Rear Garden**

A beautifully maintained mature rear garden with patio seating area, lawn, raised patio seating area, brick-built pizza oven, well maintained borders, and gated access providing car standing.

### **Driveway**

Car standing to the rear elevation.



FLOOR 1



FLOOR 2





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

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