



Farleigh Avenue, Wigston

offers over £300,000 Freehold

Beautiful EXTENDED four-bedroom SEMI-DETACHED family home. Close to popular local schooling and amenities. Excellent transport links. MATURE and ESTABLISHED rear garden.

Council Tax band: C

Tenure: Freehold

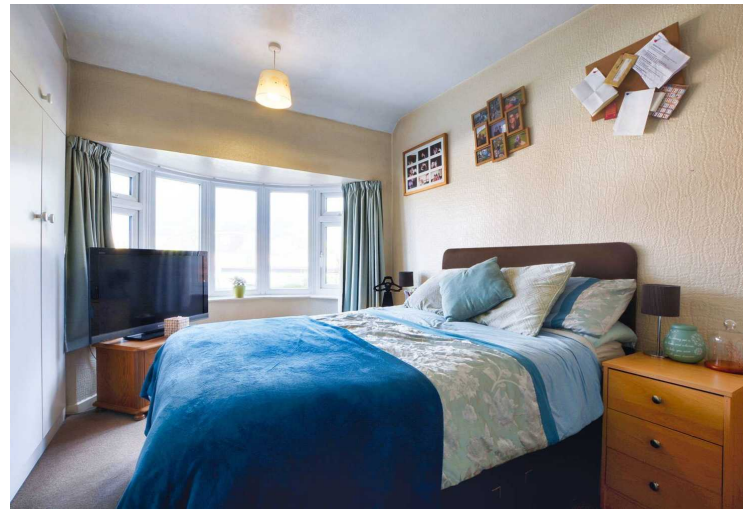
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



0116 288 4888





Porch

Providing access to:

Entrance Hallway

Entered via a hard wood door, understairs cupboard, stairs to the first floor landing and a radiator.

Lounge

16' 4" x 11' 1" (4.98m x 3.38m)

With a window to the front elevation, coving to the ceiling, chimney incorporating a living flame gas fire with marble-effect surround and hearth, TV point and a radiator.

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)

With patio doors to the rear elevation, coving to the ceiling and a radiator.



Kitchen

13' 3" x 8' 3" (4.04m x 2.51m)

With windows to the side and rear elevation, ceramic tiled flooring, a range of wall and base units with work surfaces over, stainless steel sink and drainer unit, mixer tap, tiled splash backs, oven, four ring gas hob, extractor hood, plumbing for a washing machine, space for a tall fridge freezer, pantry and a door to the garage.

First Floor Landing

Bedroom One

14' 0" x 8' 5" (4.27m x 2.57m)

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

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)

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

Bedroom Three

16' 2" x 9' 1" (4.93m x 2.77m)

With windows to the front and rear elevations and a radiator.

Bedroom Four

8' 0" x 7' 0" (2.44m x 2.13m)

With a window to the front elevation and a radiator.

Bathroom

7' 3" x 6' 0" (2.21m x 1.83m)

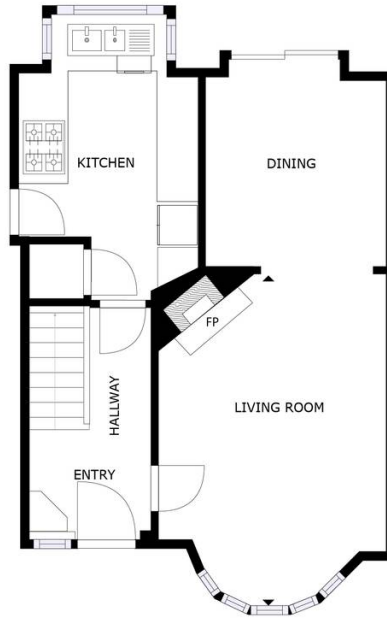
With a window to the rear elevation, a bath with a shower over, shower screen, WC, wash hand basin, tiled walls and a radiator.

Loft Space

Partially boarded loft space, with pull down ladder and lighting.

Rear Garden

A well-maintained mature and established rear garden with slabbed patio area and awning over, well-maintained lawn, mature and established flowerbeds, mature fruit trees, green house, concrete shed and well-maintained fenced perimeter borders.



1ST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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