



Ruskington Drive, Wigston

£295,000

An EXTENDED detached property, available with NO UPWARD CHAIN, providing SCOPE FOR FURTHER ALTERATION or development, subject to necessary planning permissions. Parking is available via a driveway, carport and a tandem garage situated to the rear of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With double glazed window to the side elevation, stairs to first floor, meter cupboard, storage cupboard, radiator.

Ground Floor WC 6' 0" x 5' 5" (1.83m x 1.65m)

With low-level WC, wash hand basin.

Open Plan Lounge Dining Room 26' 3" x 11' 0" (8.00m x 3.35m)

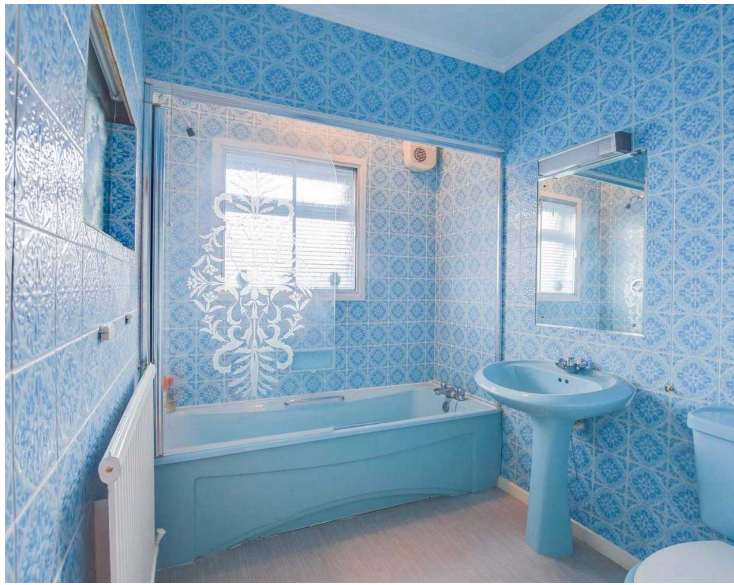
Measurement narrowing to 8'7". With double glazed windows to the front elevation, patio doors to second reception room, gas fire with fire surround, TV point, two radiators.

Reception Room Two 12' 0" x 11' 0" (3.66m x 3.35m)

With double glazed patio doors to the side elevation, double glazed window to the rear elevation, radiator.

Kitchen 10' 4" x 8' 2" (3.15m x 2.49m)

With double glazed window to the rear elevation, door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with filter hood over, wall mounted boiler, tiled walls.



First Floor Landing

With double glazed window to the side elevation, loft access with pull down ladder.

Bedroom One 13' 3" x 10' 0" (4.04m x 3.05m)

With double glazed window to the front elevation, fitted wardrobes and drawers, radiator.

Bedroom Two 11' 1" x 10' 9" (3.38m x 3.28m)

With double glazed window to the rear elevation, fitted wardrobes and drawers, radiator.

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

With double glazed window to the front elevation, built-in bed, desk and wardrobe, radiator.

Bathroom 7' 6" x 6' 0" (2.29m x 1.83m)

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, tiled walls, radiator.

Front Garden

With lawn, block paved driveway.

Rear Garden

With flowerbeds to borders, paved patio, outside tap, outside lighting, fencing to side and rear.

Driveway

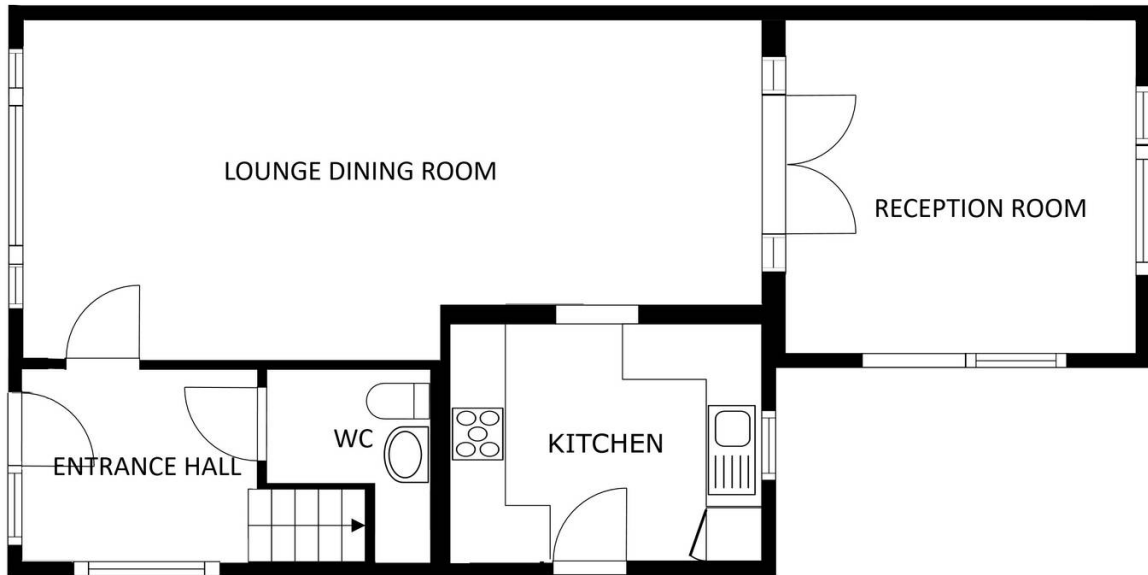
Situated to the front or through the carport to the rear of the property that leads to the garage.

Car Port

With fold open double gates to the front elevation with vehicular access through to the rear of the property leading to a tandem Garage. Whilst the Car Port roof is in need of remedial works, this area is ideally suited for potential extension, subject to planning.

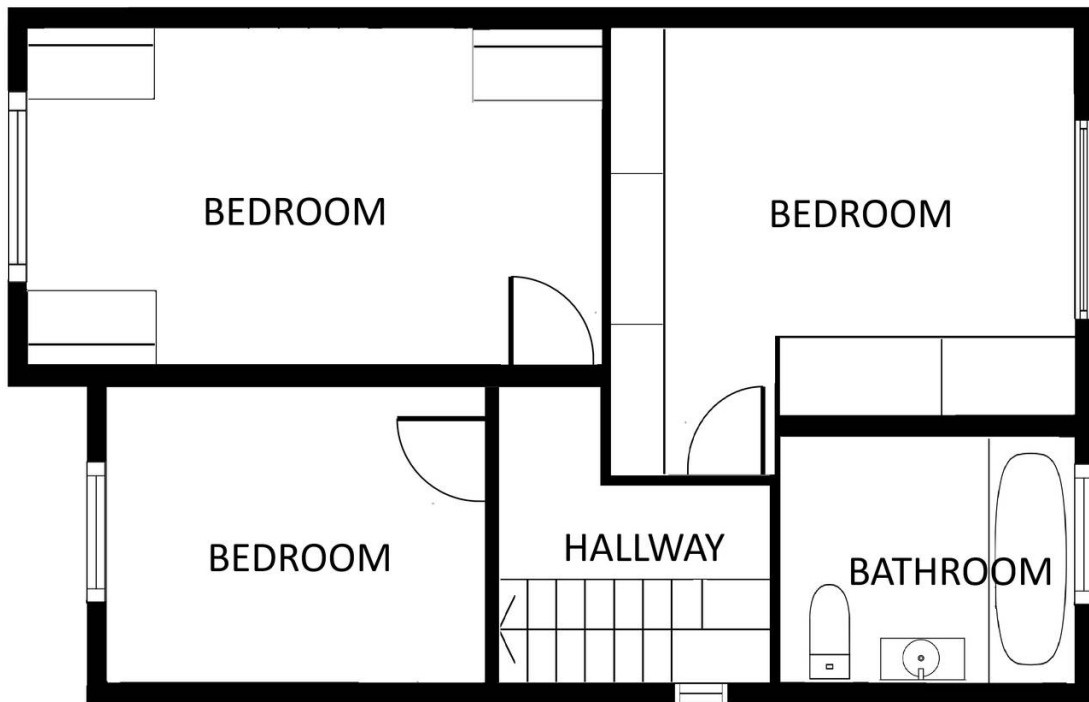
Garage

Measuring 28'4" x 10'5". With up and over door to the front elevation, power and lighting, suitable for conversion subject to relevant building regulations.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 57.1 m² FLOOR 2 42.6 m²
 TOTAL : 99.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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