



Kelmarsh Avenue, Wigston

Offers Over £395,000

We feel is a **STYLISHLY PRESENTED** and **IMPRESSIVE** home. A great opportunity to purchase this **THREE BEDROOM** detached property benefitting from a ground floor shower room as well as a bathroom. No Upward Chain.





Entrance Porch

With access to:

Entrance Hall

With stairs to first floor, polished wooden floor, under stairs storage cupboard, ceiling coving, radiator.

Through Lounge Diner

23' 8" x 13' 5" (7.21m x 4.09m)

Measurement narrowing to 9'10". With window to the front elevation, patio doors to the rear elevation, electric fire with surround and hearth, TV point, polished wooden floor, two radiators.

Fitted Kitchen

11' 10" x 9' 5" (3.61m x 2.87m)

With window to the rear elevation, ceramic tiled floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, space for freestanding fridge freezer, ceiling coving, radiator, door leading to:

Conservatory/Sun Lounge

15' 7" x 7' 8" (4.75m x 2.34m)

With windows to the side and rear elevations, door leading to rear garden, utility area with wall units, work surface, plumbing for washing machine, plumbing for tumble dryer, wood effect floor, access to garage.



Ground Floor Shower Room

5' 7" x 4' 10" (1.70m x 1.47m)

With window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, tiled floor, chrome ladder style towel rail/radiator.

First Floor Landing

With window to the side elevation, ceiling coving, loft access.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

With window to the front elevation, built-in wardrobes, ceiling coving, radiator.

Bedroom Two

12' 3" x 9' 0" (3.73m x 2.74m)

With window to the rear elevation, ceiling coving, radiator.

Bedroom Three

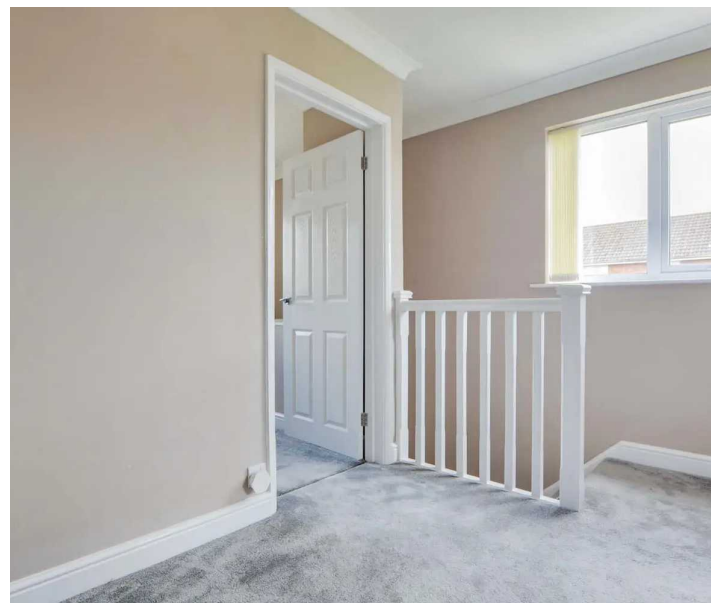
9' 8" x 8' 7" (2.95m x 2.62m)

With window to the front elevation, ceiling coving, radiator.

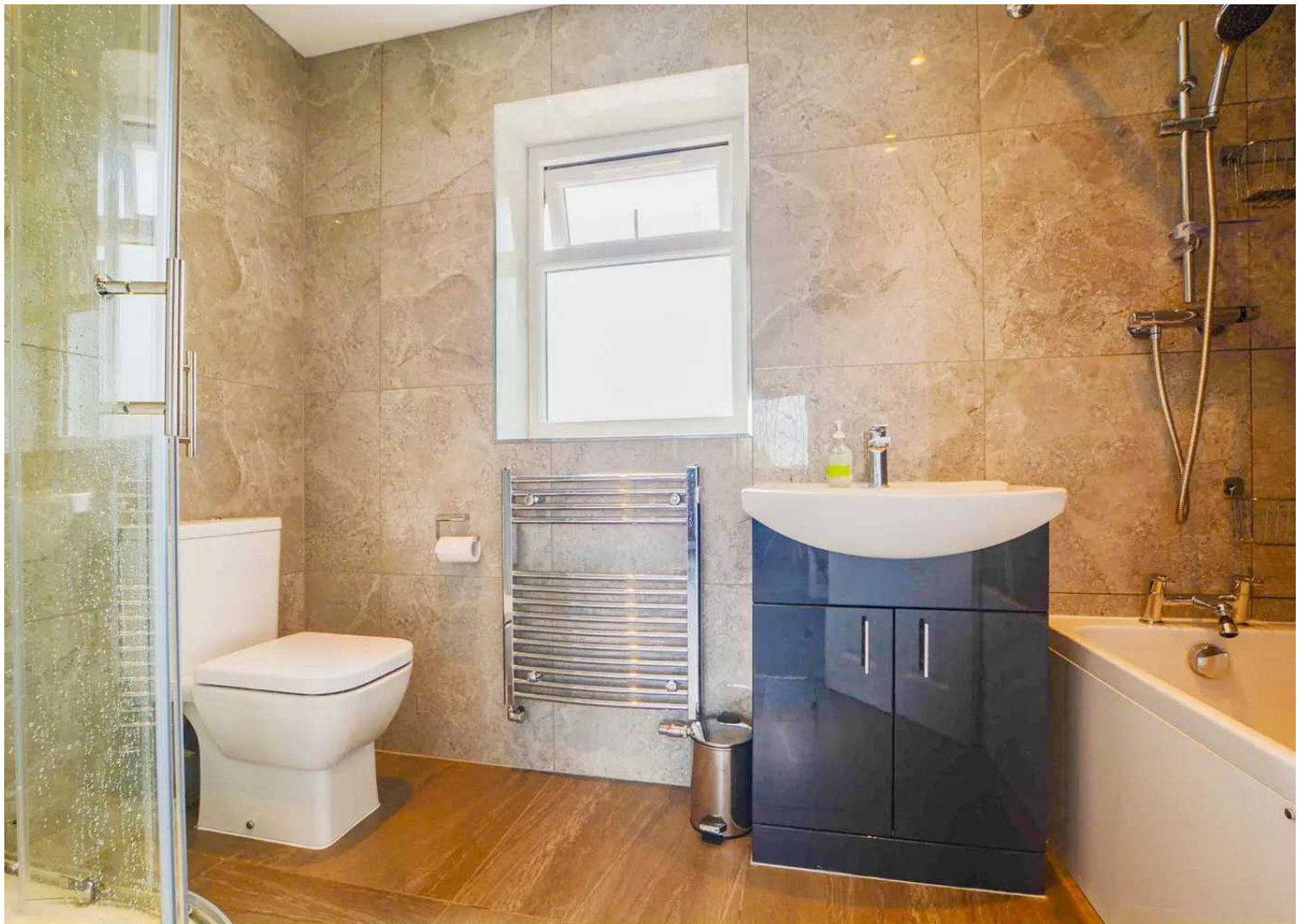
Bathroom

9' 6" x 5' 5" (2.90m x 1.65m)

With window to the rear elevation, tiled floor, bath with mixer shower tap over, separate shower cubicle, low-level WC, wash hand basin, tiled walls, chrome ladder style towel rail/radiator.









Rear Garden

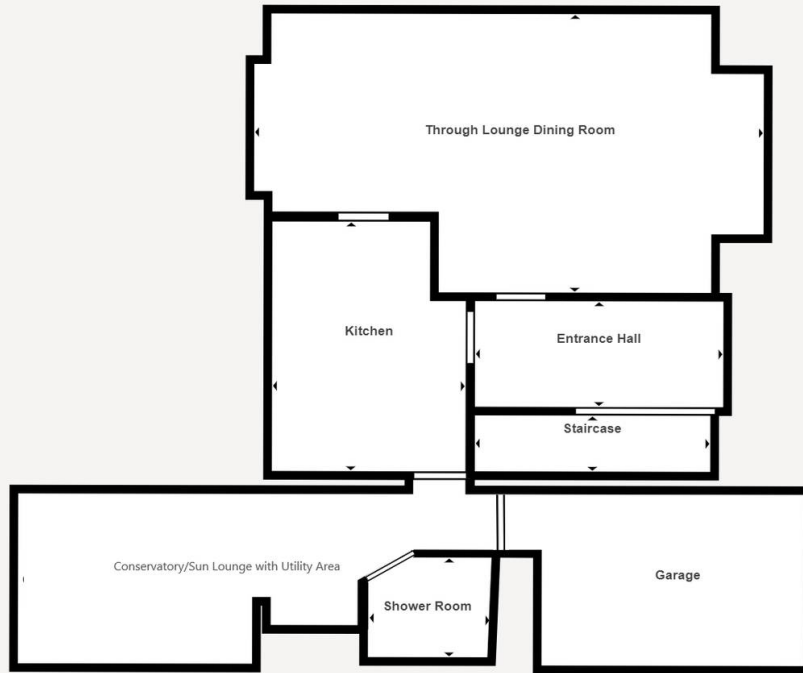
With paved patio seating area, pebbled area, shrubs, fencing to perimeter.

Driveway

Capacity - Providing off road parking for 2 vehicles

Garage

Capacity - 1 vehicle



Matterport Property Report:

Kelmarsh Avenue

Indoor Scanned Area - Full Property 1,204 sq. ft. | Floor 1 787 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:

Kelmarsh Avenue

Indoor Scanned Area - Full Property 1,204 sq. ft. | Floor 2 417 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





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

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.