



Attenborough Close, Wigston

Offers Over £300,000

This spacious, three-storey, four-bedroom home in WIGSTON offers a welcoming hallway, TWO RECEPTION ROOMS, a large breakfast kitchen, a master bedroom with en-suite, and three additional bedrooms. Outside, enjoy a low-maintenance garden, driveway, and GARAGE.





Entrance Hall

With laminate flooring, storage cupboard and a radiator.

Downstairs WC

5' 10" x 3' 1" (1.78m x 0.94m)

With a double-glazed window to the side elevation, WC, wash hand basin, laminate flooring and a radiator.

Reception Room

12' 1" x 8' 8" (3.68m x 2.64m)

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

Breakfast Kitchen

15' 2" x 14' 9" (4.62m x 4.50m)

With double-glazed French doors to the rear elevation, double-glazed windows to the rear and side elevations, vinyl flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extractor fan, space for a washing machine, space for a dishwasher, space for a fridge freezer, storage cupboard and two radiators.

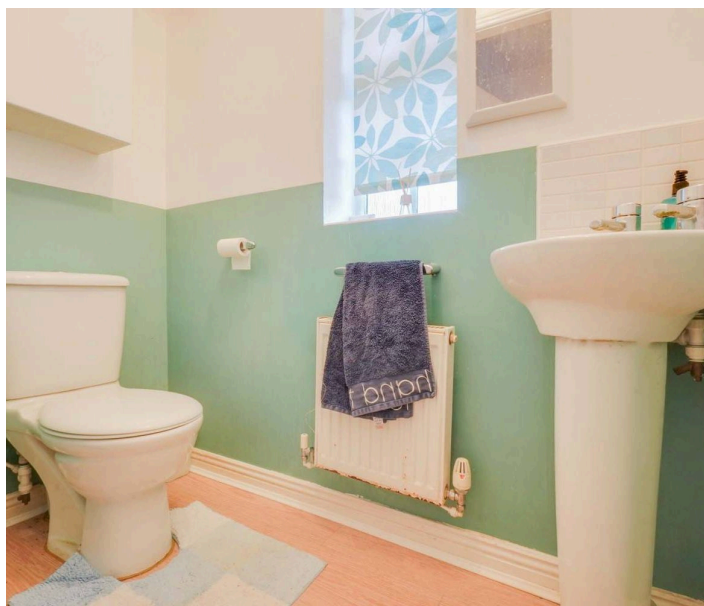
First Floor Landing

With a double-glazed window to the side elevation.

Reception Room

15' 3" x 12' 6" (4.65m x 3.81m)

With a double-glazed window to the rear elevation, double glazed window to the side elevation, Juliette balcony to the rear elevation, carpeting and two radiators.





Bedroom One

12' 8" x 11' 0" (3.86m x 3.35m)

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

En-Suite

8' 7" x 3' 11" (2.62m x 1.19m)

With a double-glazed window to the side elevation, vinyl flooring, partly tiled walls, WC, wash hand basin, shower cubicle and a radiator.

Second Floor Landing

With a double-glazed window to the side elevation, carpeting and a storage cupboard.

Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m)

With a double-glazed window to the rear elevation, storage cupboard, carpeting and a radiator.

Bedroom Three

12' 0" x 10' 0" (3.66m x 3.05m)

With a double-glazed window to the front elevation, storage cupboard, carpeting and a radiator.

Bedroom Four

7' 10" x 6' 8" (2.39m x 2.03m)

With a double-glazed window to the side elevation, carpeting and a radiator.

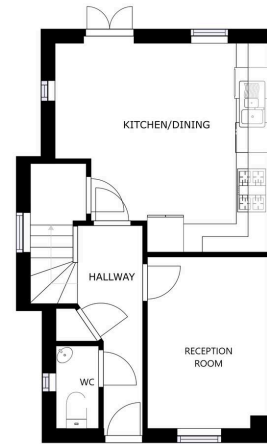








FIGURE 1



NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Bathroom

8' 8" x 4' 11" (2.64m x 1.50m)

With a double-glazed window to the side elevation, partly tiled walls, bath with shower over, WC, wash hand basin, vinyl flooring and a radiator.

Rear Garden

A low maintenance rear garden with a patio seating area, shingle area, storage shed, green house, and gate rear access.

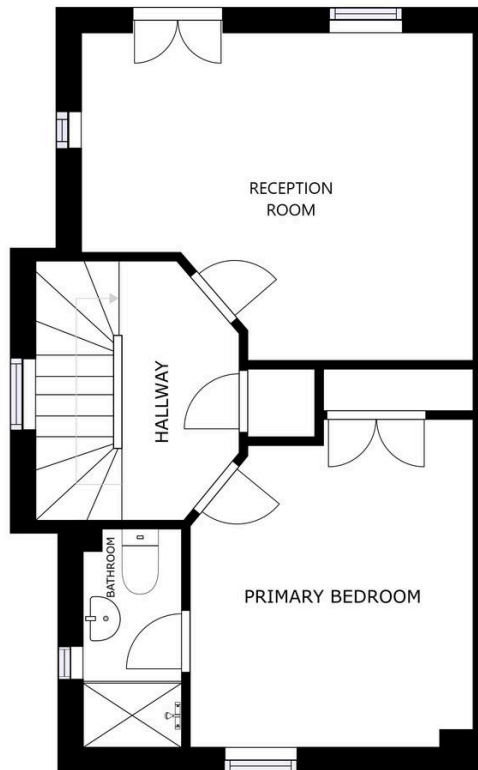
Driveway

Parking for one vehicle.

Garage

Parking for one vehicle.

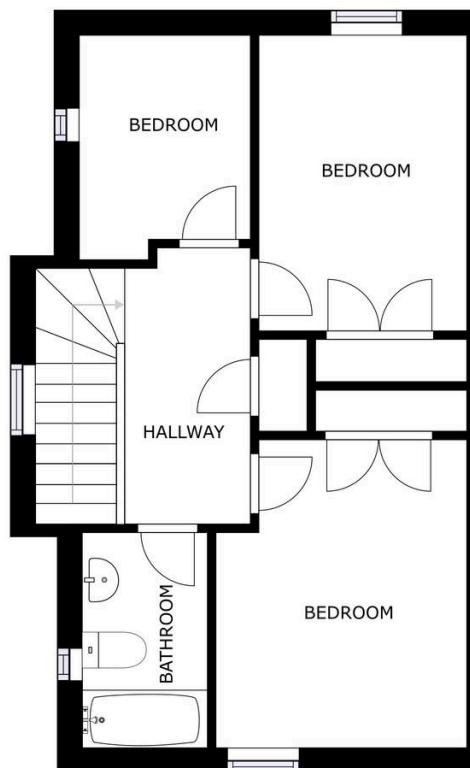
FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

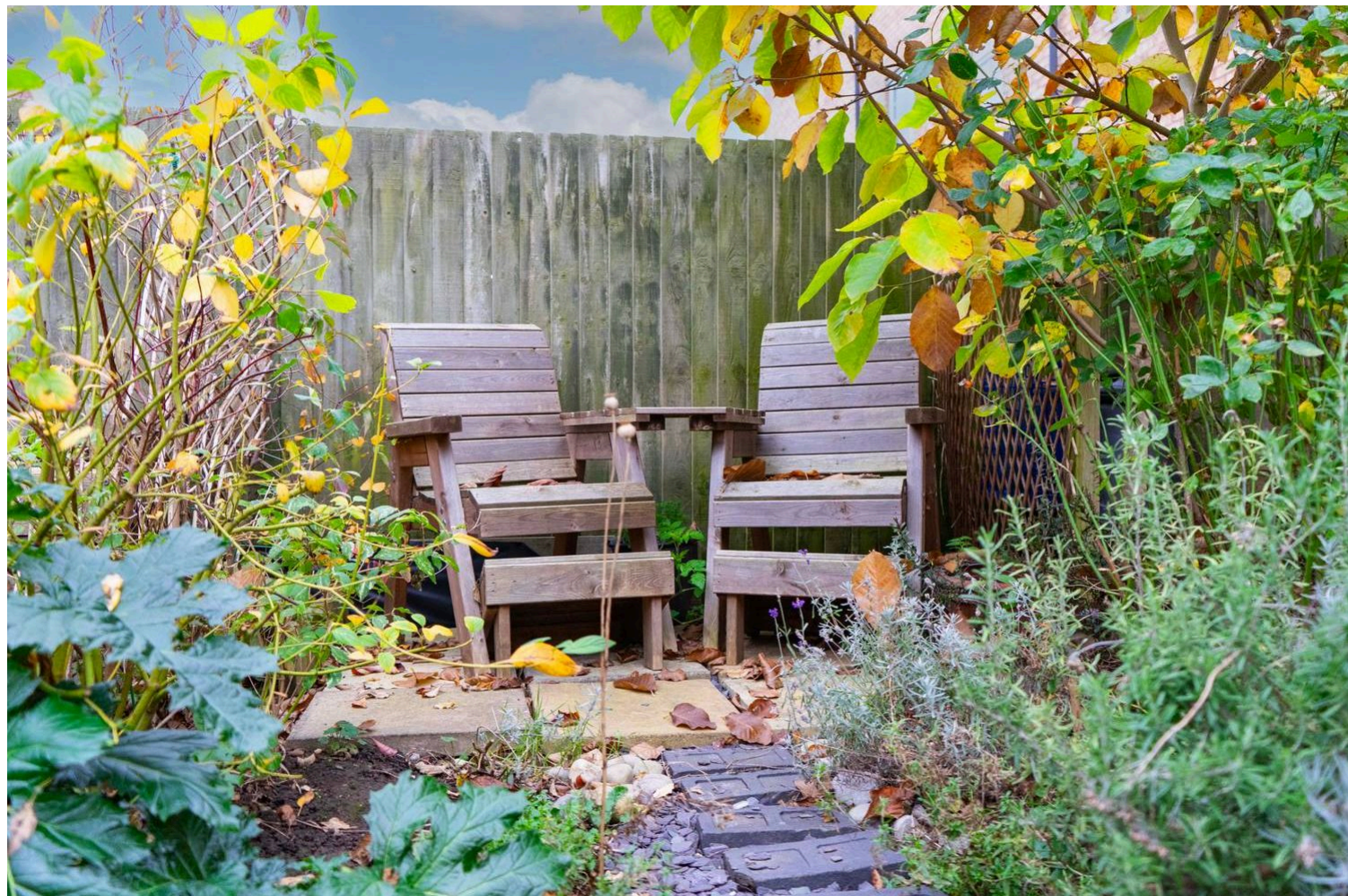


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The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

We'll keep you moving...



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