



Westfield Avenue, Wigston

£290,000

A Jelson-built semi-detached home with a **STYLISH KITCHEN DINING ROOM**, sitting room with log burner, **THREE** bedrooms, bathroom, generous garden * extension potential (STPP). **PERFECT FAMILY HOME!**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Porch

With shoe cupboard and internal door to:

Entrance Hall

With stairs to the first-floor landing, an understairs storage area with power and lighting, meter cupboard and a radiator.

Sitting Room

17' 0" x 11' 1" (5.18m x 3.38m)

With a double-glazed window to the front elevation, feature log burner with fire surround, TV point and a radiator.

Open Plan Fitted Kitchen Dining Room

17' 4" x 11' 0" (5.28m x 3.35m)

With double-glazed French doors and a window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, Rangemaster cooker with chimney hood over, plumbing for a washing machine, fridge freezer, dishwasher, ceiling spotlights, tiled flooring and a radiator.



First Floor Landing

With a double-glazed window to the side elevation and loft access with a pull-down ladder leading to a boarded loft space.

Bedroom One

13' 10" x 10' 0" (4.22m x 3.05m)

With double-glazed windows to the front and side elevations and a radiator.

Bedroom Two

11' 2" x 11' 0" (3.40m x 3.35m)

With a double-glazed window to the rear elevation, fitted wardrobes and drawers, laminate flooring and a radiator.

Bedroom Three

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

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

Bathroom

7' 7" x 5' 1" (2.31m x 1.55m)

With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, WC, storage units, tiled walls, ceiling spotlights and a heated chrome towel rail.

Rear Garden

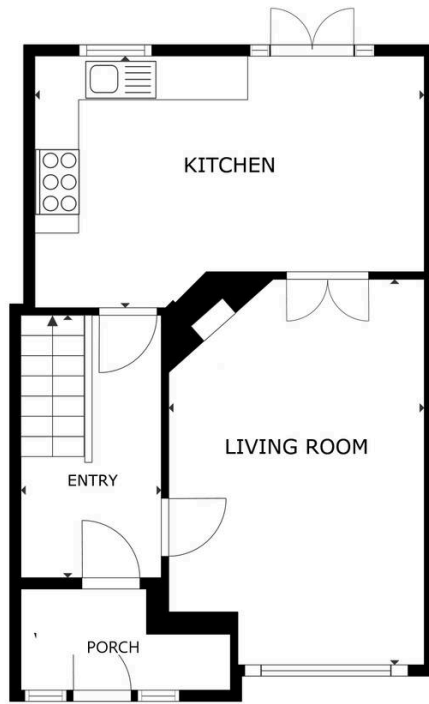
With a paved patio area, lawn, the rear of the garden is covered with slate pebbles and includes seating and entertainment/BBQ area to the rear with power points and LED lighting and a shed.

Driveway

Driveway with gates to the side leading to a further driveway.

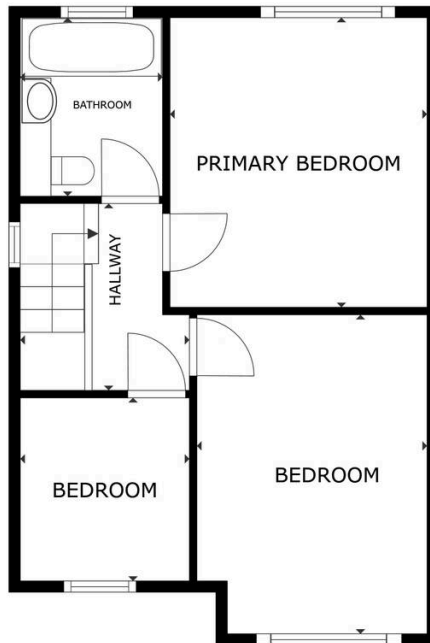
Garage

For one vehicle.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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We'll keep you moving...



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