

Halcroft Rise, Wigston

In the Region of £315,000

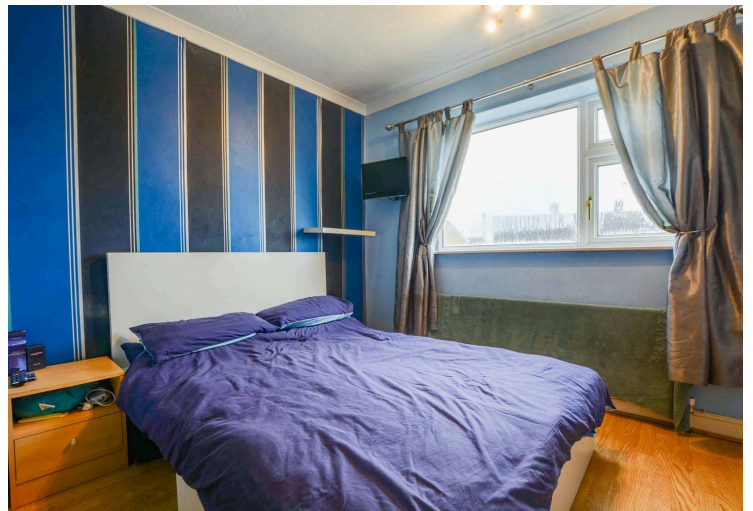
An EXTENDED detached family home located within the Little Hill district of Wigston enjoying an extended L-shaped through lounge diner, snug/optional fourth bedroom and THREE first floor BEDROOMS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Via a leaded stain glazed door with wood effect floor, stairs to first floor, radiator.

Extended L Shaped Lounge Diner 19' 8" x 13' 1" (6.00m x 4.00m) Measurement also 10' 8" x 9' 4". With double glazed windows to the side and rear elevations, wood effect floor, electric fire with surround and hearth, ceiling coving, TV point, double glazed patio doors leading to conservatory, two radiators.

Conservatory 11' 0" x 8' 6" (3.35m x 2.60m)

With double glazed windows to the rear and side elevations, double glazed door to rear garden, wood effect floor.

Study/Optional Fourth Bedroom 18' 4" x 7' 10" (5.58m x 2.38m)

With double glazed window to the front elevation, wood effect floor, TV point, radiator.



Fitted Kitchen

18' 6" x 7' 6" (5.65m x 2.28m)

With double glazed window to the front elevation, double glazed door leading to rear garden, ceiling coving, ceramic tiled floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, part tiled walls, inset four ring gas hob and oven with micro oven and extractor fan, plumbing for washing machine, space for tall fridge freezer, breakfast bar.

Ground Floor WC

With double glazed window to the front elevation, wood effect floor, low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With access to the following rooms:

Bedroom One 11' 8" x 10' 7" (3.56m x 3.23m)

With double glazed window to the rear elevation, wood effect floor, ceiling coving, radiator.

Bedroom Two 11' 3" x 10' 7" (3.43m x 3.23m)

With double glazed window to the rear elevation, wood effect floor, ceiling coving, built-in wardrobes, radiator.

Bedroom Three 9' 7" x 8' 5" (2.93m x 2.56m)

With double glazed window to the front elevation, built-in wardrobes, wood effect floor, radiator.

Bathroom 7' 6" x 6' 2" (2.29m x 1.87m)

With double glazed window to the side elevation, bath, shower cubicle with shower, wash hand basin, tiled walls, chrome ladder style radiator.

Separate WC

With double glazed window to the front elevation, wood effect floor, low-level WC, ceiling coving, radiator.

Front Garden

With lawn, gated access to rear garden.

Rear Garden

With paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.

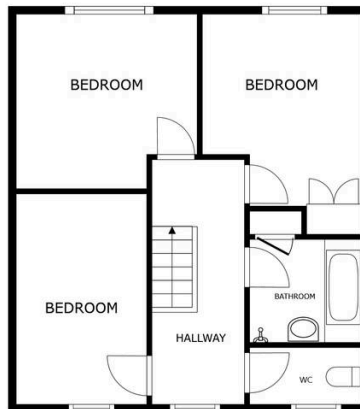
Driveway 2 Vehicles

Providing off road parking.



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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