

Glengate, Wigston

In Excess of £210,000

A GREAT OPPORTUNITY to purchase this THREE BEDROOM period terrace, which in our opinion is well presented and just a lovely home. An excellent investment opportunity or habitable home.





Living Room

14' 4" x 12' 6" (4.36m x 3.82m)

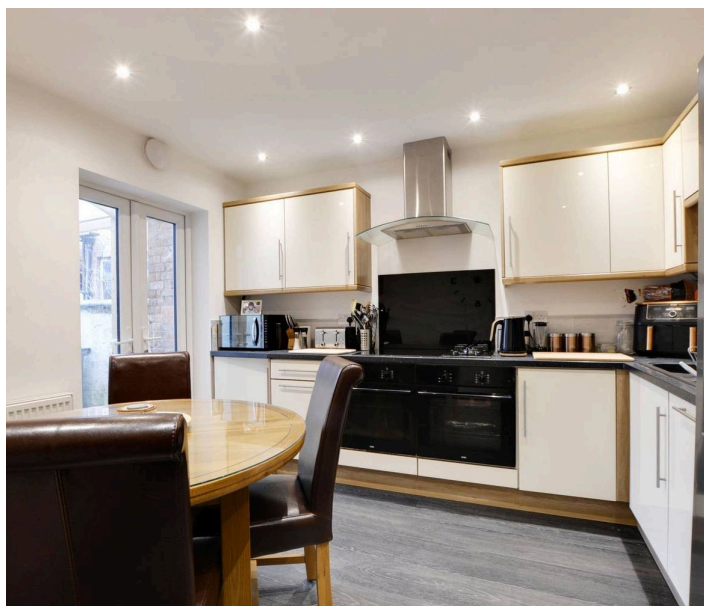
With double glazed window to the front elevation, chimney breast with wood burning stove, TV point, stairs to first floor, radiator.



Fitted Dining Kitchen

12' 4" x 11' 6" (3.75m x 3.50m)

With double glazed French doors to the rear elevation, wall and base units with work surface over, sink, drainer and mixer tap, inset four ring ceramic electric hob, inset two ring gas hob, two built-in ovens, extractor hood, splash back, space for freestanding fridge freezer, part tiled walls, laminate floor, spotlights, radiator.



Utility Lobby

With plumbing for washing machine, space for freestanding fridge or freezer, spotlights, radiator.

Ground Floor Bedroom Three

9' 9" x 5' 0" (2.97m x 1.53m)

With double glazed window to the side elevation, built-in wardrobes, spotlights, TV point, radiator.



Ground Floor Shower Room

7' 8" x 2' 6" (2.34m x 0.76m)

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

First Floor Landing

With access to the following rooms:

Bedroom One

12' 4" x 11' 1" (3.75m x 3.39m)

With double glazed window to the rear elevation, chimney breast, TV point, door to walk-in wardrobe area, radiator.



En-Suite

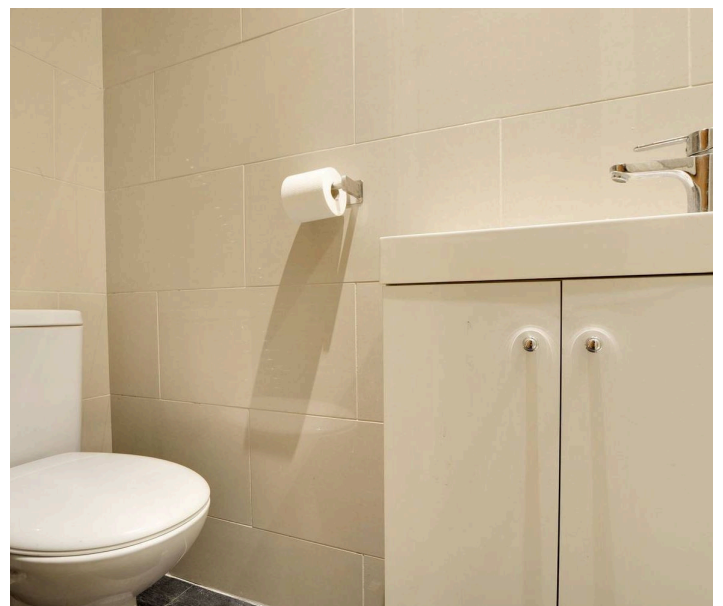
6' 8" x 5' 10" (2.02m x 1.77m)

With spotlights, ceramic tiled floor, shower cubicle, low-level WC, wash hand basin with storage below, built-in cupboard, chrome ladder style towel rail/radiator.

Bedroom Two

11' 3" x 8' 3" (3.42m x 2.52m)

With double glazed window to the front elevation, chimney breast, built-in wardrobe, TV point, radiator.









En-Suite

8' 0" x 4' 2" (2.44m x 1.26m)

Measurement into maximum. With shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, ceramic tiled floor, spotlights, loft access with ladder access, chrome ladder towel rail/radiator.

Rear Garden

A low maintenance rear garden with paved patio seating area, fencing to perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated for everyday amenities along Blaby Road within South Wigston with local Co-op, Tesco Supermarket and Lidl. There is also local schooling, including South Wigston College, Fairfield Community Primary School, Parklands Primary School and South Wigston High School. In close proximity to South Wigston Train Station and regular bus routes running to and from Leicester City Centre.

Council Tax band: A

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.