



## Castleton Road, Wigston

In Excess of £335,000

Bring your attention to this CHARMING AND EXTENDED three bedroom semi-detached family home featuring an open plan fitted dining kitchen with views over the rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







### Entrance Porch

Via leaded glazed wooden door, ceramic tiled floor, further leaded glazed wooden door leading to entrance hall.

### Entrance Hall

With meter cupboard, wood effect floor, stairs to first floor, radiator.

### Lounge 16' 10" x 11' 0" (5.13m x 3.35m)

With double glazed window to the front elevation, parquet floor, chimney breast with fireplace, TV point, ceiling coving, radiator.

### Open Plan Fitted Dining Kitchen 22' 2" x 11' 5" (6.76m x 3.48m)

Kitchen area with wall and base units with solid work surface over, enamel sink and mixer tap, inset four ring ceramic hob and double integrated oven, extractor hood, integrated dishwasher, space for tall freestanding fridge freezer, double glazed door leading to car port, built-in cupboard, oak floor, living dining area with double glazed bi-folding doors to the rear elevation, roof lantern, oak floor, TV point, log burning stove, radiator.



### First Floor Landing

With double glazed window to the side elevation, loft access.

### Bedroom One 14' 3" x 10' 3" (4.34m x 3.12m)

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

### Bedroom Two 12' 0" x 11' 2" (3.66m x 3.40m)

With double glazed window to the rear elevation, built-in cupboard housing gas boiler, radiator.

### Bedroom Three 6' 10" x 8' 7" (2.08m x 2.62m)

With double glazed window to the front elevation, radiator.

### Bathroom 7' 5" x 5' 11" (2.26m x 1.80m)

With double glazed window to the rear elevation, bath with double shower head over, low-level WC, wash hand basin with storage below, tiled walls, ceramic tiled floor, spotlights, wall mounted towel rail/radiator.

### Front Garden

A low maintenance frontage.

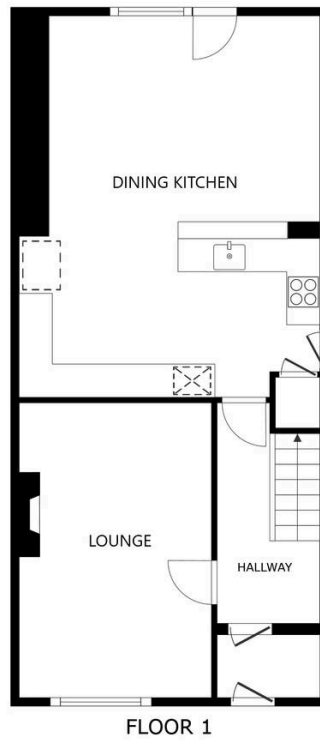
### Rear Garden

With decked patio seating area, further seating area, lawn, flowerbeds shrubs, fencing to perimeter.

### Driveway

Providing off road parking leading to car port.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.