

Durnford Road, Wigston

In Excess of £310,000

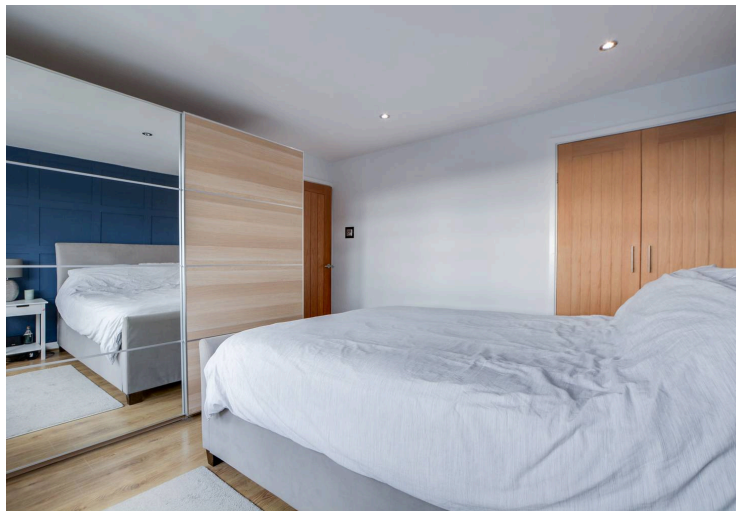
Located in Little Hill, Wigston, this stylish semi-detached home offers three bedrooms, a modern kitchen-diner, underfloor heating, gardens, a driveway, and a versatile storage/home gym.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Porch

With a double-glazed front door and provides access to the:

Entrance Hall

With stairs to the first floor landing and a door to the:

Living Room

15' 5" x 12' 2" (4.71m x 3.72m)

With a double-glazed window to the front elevation, TV point, tiled flooring with underfloor heating and an opening providing access to:

Open Plan Fitted Dining Kitchen

18' 8" x 9' 7" (5.70m x 2.92m)

With a double-glazed window to the rear elevation, double-glazed French door to the rear elevation, tiled flooring with underfloor heating, a deep sink with a range of wall and base units with work surfaces over, four ring gas hob, extraction hood, splashback, single oven with built-in microwave above, integrated fridge/freezer, integrated dishwasher and integrated washing machine, ceiling spotlights and understairs cupboard.



Storage Area/Home Gym

(previously the garage) With a double-glazed window to the front elevation, double-glazed window to the rear elevation and a door to the side elevation.

First Floor Landing

With a double-glazed window to the side elevation, built-in cupboard housing the boiler and a loft inspection hatch leading to a partially boarded loft with a pull-down loft ladder.

Bedroom One

11' 9" x 11' 11" (3.59m x 3.64m)

With a double-glazed window to the front elevation, wood effect laminate flooring, spotlights, a built-in cupboard with double doors, TV point and a radiator.

Bedroom Two

10' 10" x 8' 6" (3.29m x 2.60m)

With a double-glazed window to the rear elevation, wood-effect laminate flooring, built-in cupboard, spotlights and a radiator.

Bedroom Three

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

Shower Room

7' 7" x 5' 6" (2.31m x 1.67m)

With a double-glazed window to the rear and side elevations, tiled flooring, shower cubicle with shower over, WC, wash hand basin with storage, tiled walls, spotlights and a heated towel rail.

Front Garden

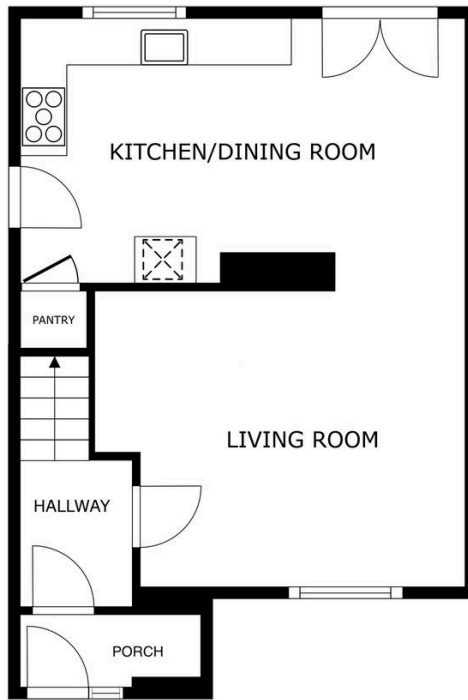
With lawn and pathway to the front door.

Rear Garden

With a slabbed patio seating area, well-maintained lawn, well-maintained borders and a fenced perimeter.

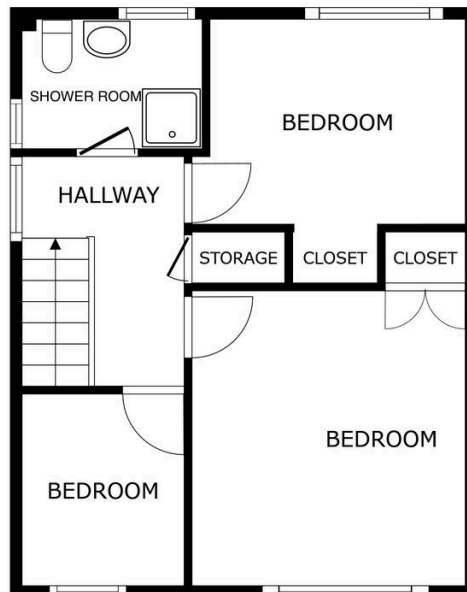
Driveway

1 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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