

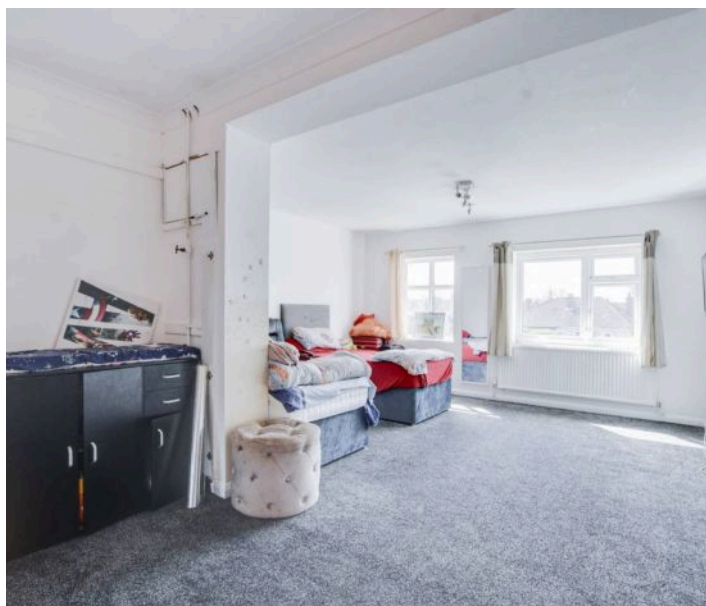
## Warmesley Avenue, Wigston

Offers Over £425,000

A SPACIOUS detached family home featuring two spacious reception rooms, ground floor shower room alongside a first floor bathroom and FOUR BEDROOMS. Parking is available to the front.







#### **Entrance Porch**

With sliding double glazed doors to the front elevation, access to entrance hall.

#### **Entrance Hall**

With single glazed window to the front elevation, single glazed door to the front elevation, stairs to first floor, meter cupboard, built-in storage cupboards, herringbone style wooden floor, radiator.

#### **Lounge Diner**

19' 1" x 14' 2" (5.82m x 4.32m)

With double glazed bay window to the front elevation, further double glazed window to the front elevation, laminate floor, electric fireplace with surround, two radiators.

#### **Kitchen**

17' 3" x 9' 4" (5.26m x 2.84m)

With double glazed window to the side elevation, single glazed door to the side leading to rear garden, wall and base units with work surface over, tiled floor, part tiled walls, stainless steel sink and drainer unit, gas oven and hob with stainless steel splash back and extractor fan, boiler, radiator.

#### **Utility Room**

11' 8" x 7' 1" (3.56m x 2.16m)

With tiled floor, base units with work surface, tiled floor.





#### **Ground Floor Shower Room**

7' 7" x 7' 0" (2.31m x 2.13m)

With double glazed window to the rear elevation, tiled floor, tiled walls, low-level WC, wash hand basin with storage below, shower cubicle, radiator.

#### **Reception Room Two**

14' 6" x 12' 6" (4.42m x 3.81m)

With double glazed window and French doors to the rear elevation, carpet floor, electric fire with fire surround, radiator.

#### **First Floor Landing**

With double glazed window to the side elevation.

#### **Bedroom One**

20' 7" x 14' 5" (6.27m x 4.39m)

With double glazed windows to the rear elevation, carpet floor, two radiators.

#### **Bedroom Two**

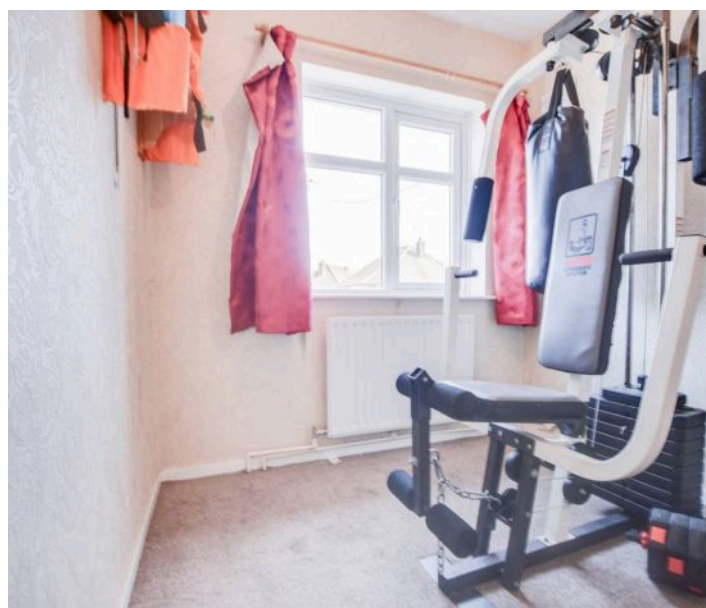
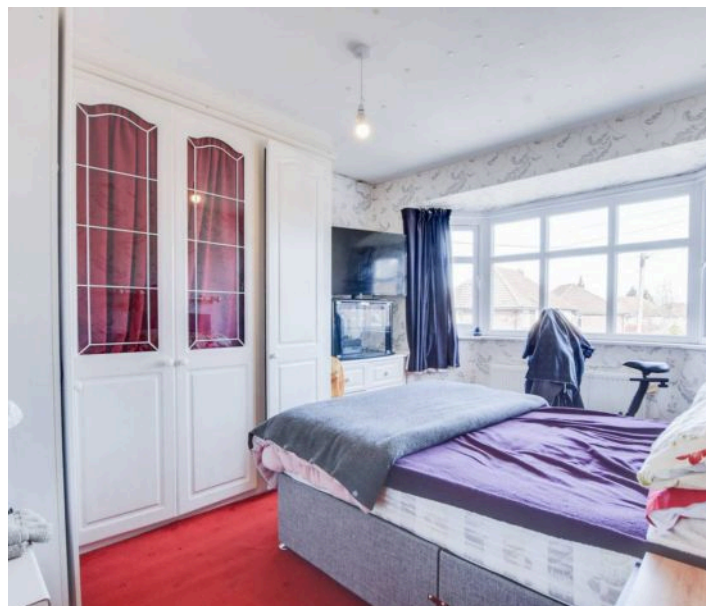
14' 9" x 7' 6" (4.50m x 2.29m)

With double glazed window to the front elevation, carpet floor, radiator.

#### **Bedroom Three**

11' 1" x 10' 3" (3.38m x 3.12m)

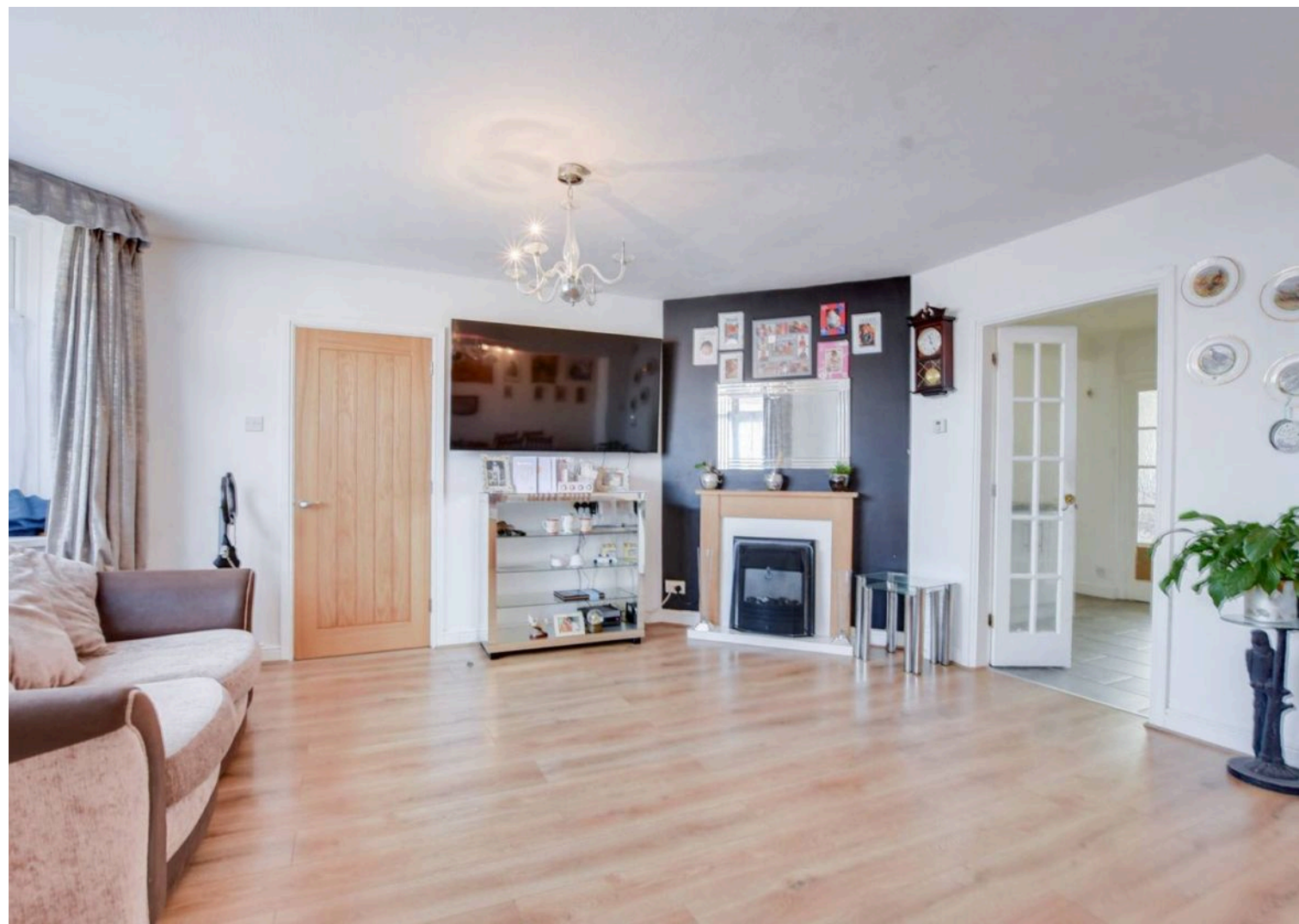
With double glazed window to the front elevation, fitted wardrobes and desk, carpet floor, radiator.













### **Bedroom Four**

7' 10" x 7' 0" (2.39m x 2.13m)

With double glazed window to the front elevation, carpet floor, radiator.

### **Bathroom**

7' 7" x 5' 11" (2.31m x 1.80m)

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

### **Front Garden**

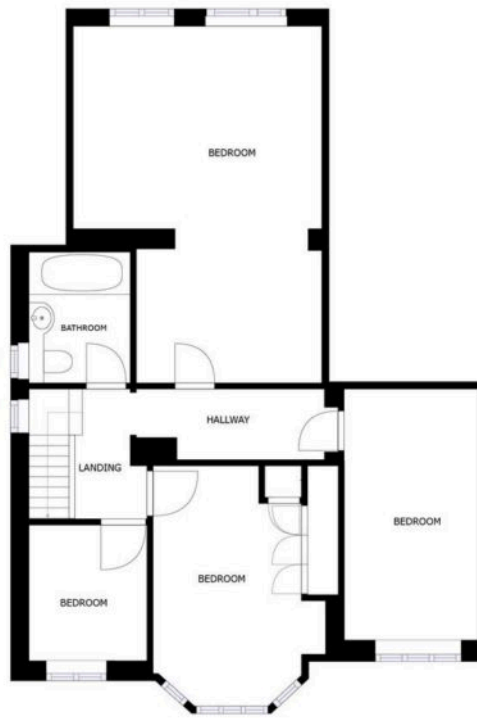
With paved pathways, pebbled area.

### **Rear Garden**

With gate to side access, paved patio area, lawn, brick built storage shed/outbuilding, fencing to perimeter.

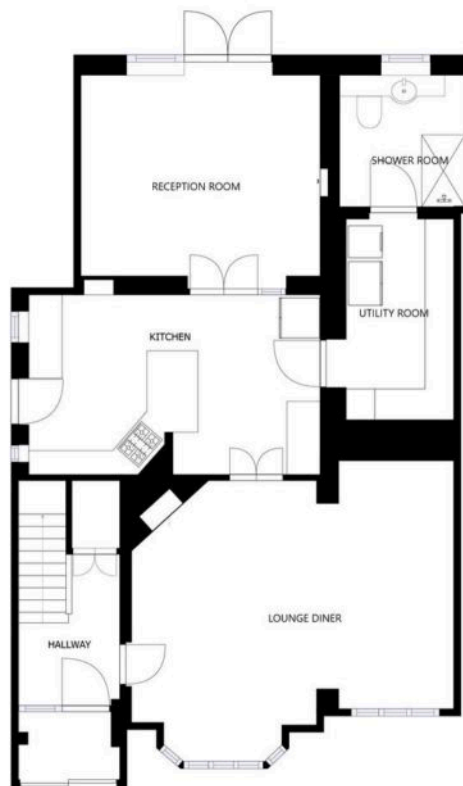
### **Driveway**

Providing off-road parking for up to three vehicles.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

**We'll keep you moving...**



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