

## Alfreton Road, Wigston

In Excess of £385,000

A SUPERBLY PRESENTED and EXTENDED detached family home offering stylish accommodation boasting a mature and well-maintained rear garden, along with a driveway and garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance Porch

Double glazed porch with access to entrance hall.

### Entrance Hall

With oak floor, dado rail, ceiling coving, stairs to first floor, under stairs storage cupboard, wall mounted radiator.

### Living Room 18' 9" x 12' 6" (5.72m x 3.82m)

With double glazed bow window to the front elevation, window shutters, French doors leading to sun lounge, oak floor, chimney breast with living flame gas fire, surround and hearth, ceiling coving, TV point, radiator.

### Sun Lounge 18' 1" x 8' 6" (5.51m x 2.60m)

With double glazed windows to the rear and side elevations, double glazed French doors to rear garden, door to garage, door to kitchen, window shutters, LVT flooring, radiator.



### **Kitchen** 19' 7" x 10' 10" (5.98m x 3.31m)

With double glazed windows to the side and rear elevations, window shutters, double glazed door to rear garden, LVT flooring, a range of wall and base units with solid wood work surface over, enamel sink, drainer and mixer tap, part tiled walls, space for gas cooker, extractor hood, glazed splash back, plumbing for dishwasher, integrated fridge, integrated freezer, cupboard housing plumbing for washing machine.

### **Ground Floor WC**

With double glazed window to the side elevation, low-level WC, wash hand basin, part tiled walls, radiator.

### **First Floor Landing**

With double glazed window to the front elevation, window shutters, dado rail, ceiling coving.

### **Bedroom One** 12' 7" x 10' 8" (3.83m x 3.26m)

With double glazed window to the rear elevation, window shutters, ceiling coving, shaker style wall paneling, radiator.

### **Bedroom Two** 11' 3" x 9' 1" (3.42m x 2.77m)

Measurement maximising to 10' 10" (3.32m). With double glazed window to the rear elevation, window shutters, built-in wardrobes, ceiling coving, radiator.

### **Bedroom Three** 9' 7" x 7' 7" (2.93m x 2.32m)

With double glazed window to the front elevation, window shutters, radiator.

### **Bathroom** 9' 4" x 6' 5" (2.84m x 1.96m)

With double glazed window to the front elevation, window shutters, double glazed window to the side elevation, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, radiator.

### **Front Garden**

Paved frontage with shrubs and hedging.

### **Rear Garden**

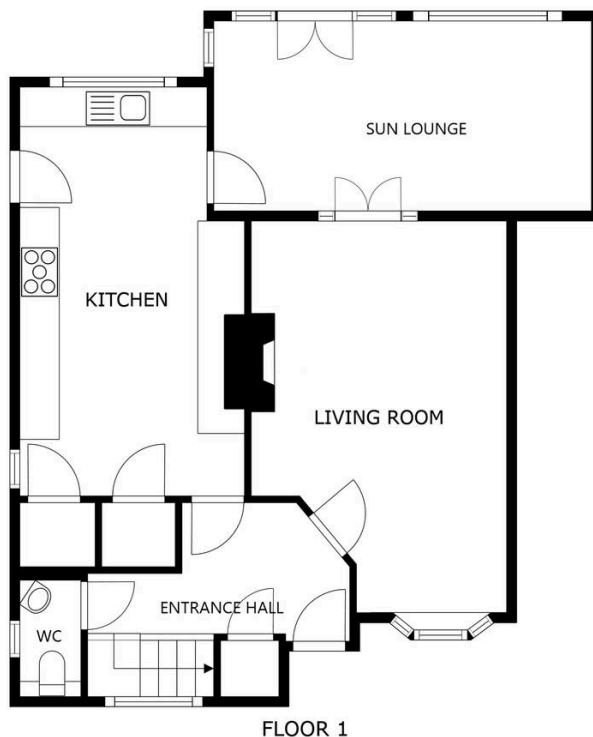
With paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.

### **Driveway**

2 vehicles.

### **Garage**

1 vehicle.



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...**



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