



## Mapleton Road, Wigston

In Excess of £300,000

Spacious DETACHED BUNGALOW on sought-after Mapleton Road, Wigston. Two/three bedrooms, conservatory, large garage, low-maintenance gardens. NO UPWARD CHAIN. Contact our Wigston office today.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Hall

With a double-glazed front door to the front elevation, two double-glazed windows to the front elevation and a built-in cupboard.

### Living Room

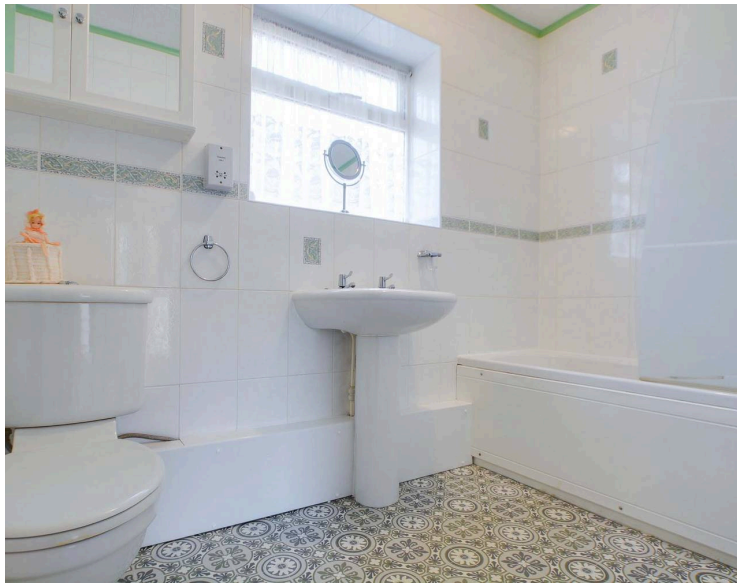
22' 3" x 11' 4" (6.77m x 3.46m)

With double-glazed windows to the front and side elevations, a chimney breast with a gas fire and surround, coving to the ceiling, TV point, radiator and opening to:

### Dining Room

10' 3" x 9' 8" (3.13m x 2.95m)

With a double-glazed window to the side elevation, double-glazed patio doors leading to the conservatory, sliding door to the study and a radiator.



### **Study/Optional Third bedroom**

8' 3" x 7' 2" (2.52m x 2.19m)

With a double-glazed window to the rear elevation, coving to the ceiling and a radiator.

### **Conservatory**

10' 4" x 8' 4" (3.16m x 2.53m)

With a double-glazed windows to the side and rear elevations and a double-glazed door to the rear garden.

### **Bedroom One**

12' 0" x 9' 9" (3.66m x 2.97m)

With a double-glazed window to the front elevation, built-in wardrobes, coving to the ceiling and a radiator.

### **Bedroom Two**

12' 8" x 8' 3" (3.85m x 2.52m)

With a double-glazed window to the side elevation, built-in wardrobes, coving to the ceiling and a radiator.

### **Bathroom**

8' 11" x 5' 5" (2.71m x 1.66m)

With a double-glazed window to the side elevation, bath with mixer shower tap, shower screen, WC, wash hand basin, tiled walls and a radiator.

### **Dining Kitchen**

With a double-glazed window to the rear elevation, door to the rear garden, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, space for a free-standing gas cooker, plumbing for a washing machine, space for a fridge and a radiator.

### **Rear Garden**

A block paved rear garden with a fenced perimeter.

### **Driveway**

1 vehicle

### **Garage**

1 vehicle





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 108.1 m<sup>2</sup>  
TOTAL : 108.1 m<sup>2</sup>  
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 tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.