

Ashbourne Road, Wigston

In Excess of £255,000

CHAIN FREE - A semi-detached home on a CORNER PLOT in Wigston. Three bedrooms, spacious living areas, conservatory, gardens, driveway, and great potential throughout. Contact our Wigston team.





Porch

Providing access to:

Entrance Hall

With double-glazed windows to the front elevation, a door to the front elevation, stairs to the first floor landing and a radiator.

Living Room

16' 10" x 10' 10" (5.14m x 3.30m)

With a double-glazed window to the front elevation, electric fire with surround, TV point, radiator and a open access to:

Dining Room

9' 3" x 8' 8" (2.81m x 2.65m)

With a double-glazed door to the conservatory, kitchen serving hatch and a radiator.

Conservatory

8' 4" x 8' 1" (2.53m x 2.47m)

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



Kitchen

10' 7" x 8' 2" (3.22m x 2.48m)

With a double-glazed window to the rear elevation, ceiling spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, four-ring gas hob, oven, extraction hood, stainless steel splashback and a pantry/under-stairs cupboard.

Lobby

With a double-glazed door to the front elevation, a wash hand basin, a brick store and a door leading to a store room (which was the garage).

Store Room

12' 0" x 8' 1" (3.66m x 2.46m)

With a double-glazed window to the rear elevation and a door to the rear elevation.



WC

With a double-glazed window to the front elevation and WC.

First Floor Landing

Bedroom One

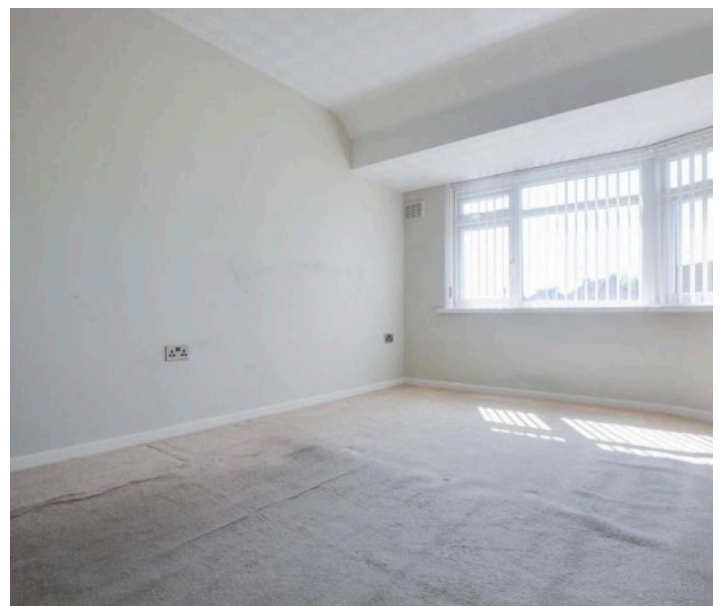
14' 1" x 9' 11" (4.30m x 3.01m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

12' 4" x 9' 7" (3.77m x 2.92m)

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









Bedroom Three

7' 10" x 6' 11" (2.40m x 2.12m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

9' 5" x 5' 7" (2.87m x 1.71m)

With double-glazed windows to the side and rear elevations, a bath with a shower over, a shower screen, WC, a wash hand basin with storage, tiled walls and a feature wall-mounted radiator.

Front Garden

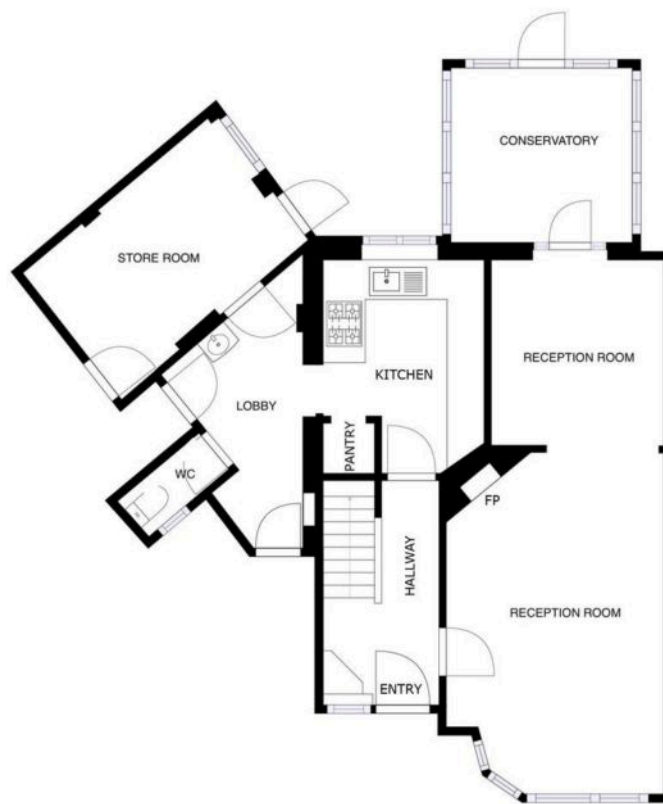
With a pathway providing access to the porch.

Garden

A low-maintenance patio style rear garden with fenced perimeter borders.

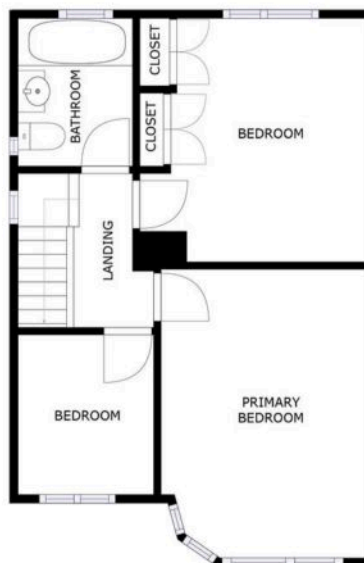
Driveway

Parking for 1 vehicle.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 68 m², FLOOR 2: 43 m²
TOTAL: 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 68 m², FLOOR 2: 43 m²
TOTAL: 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

We'll keep you moving...



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