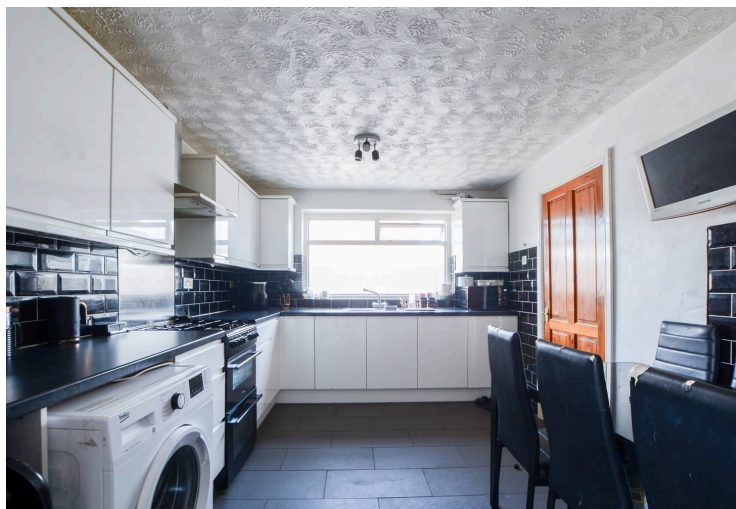




Falmouth Drive, Wigston

In Excess of £265,000

Situated in a CORNER POSITION is this beautiful family home providing excellent accommodation to include a dining kitchen with utility lobby and THREE BEDROOMS. To the rear is a lovely rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With stairs to first floor, dado rail, radiator.

Lounge 20' 9" x 11' 1" (6.33m x 3.39m)

With double glazed window to the front elevation, glazed door to conservatory, chimney breast with living flame gas fire, surround and hearth, TV point, two radiators, door leading to dining kitchen.

Conservatory 9' 1" x 8' 5" (2.76m x 2.57m)

With double glazed windows to the side and rear elevations, door to rear garden, radiator.

Dining Kitchen 11' 10" x 9' 8" (3.61m x 2.94m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, wall and base units with work surface over, stainless steel sink, drainer and mixer tap, gas cooker point, extractor hood, stainless steel splash back, plumbing for washing machine, radiator.



Utility Lobby 8' 4" x 4' 10" (2.55m x 1.47m)

With double glazed door to rear garden, tiled floor, part tiled walls, wall and base units with work surface over, coat hooks, radiator.

First Floor Landing

With double glazed window to the side elevation, dado rail, built-in cupboard, loft access.

Bedroom One 11' 4" x 11' 1" (3.45m x 3.39m)

With double glazed window to the front elevation, TV point, radiator.

Bedroom Two 13' 5" x 9' 3" (4.10m x 2.82m)

With double glazed window to the rear elevation, dado rail, radiator.

Bedroom Three 11' 2" x 3' 11" (3.41m x 1.19m)

With double glazed window to the front elevation, built-in over stairs storage cupboard, radiator.

Bathroom 7' 5" x 5' 11" (2.26m x 1.80m)

With double glazed windows to the rear and side elevations, bath, low-level WC, wash hand basin, tiled walls, chrome ladder towel rail/radiator.

Front Garden

Walled frontage.

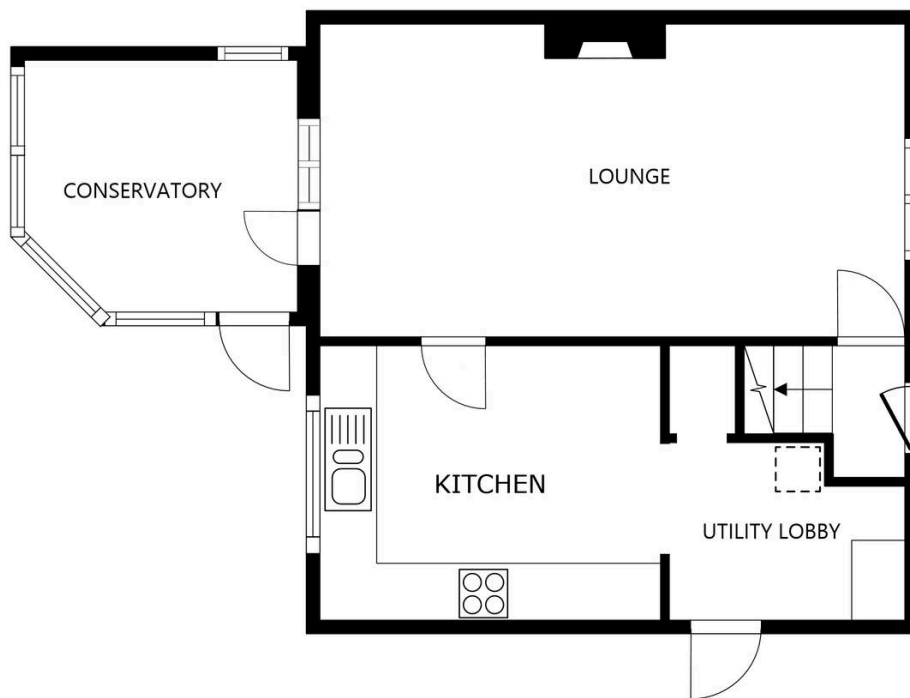
Rear Garden

With semi-enclosed patio seating area, paved seating area, AstroTurf lawn, paved pathway, access to the garage, gated access, fencing to perimeter.

Driveway 3 Vehicles

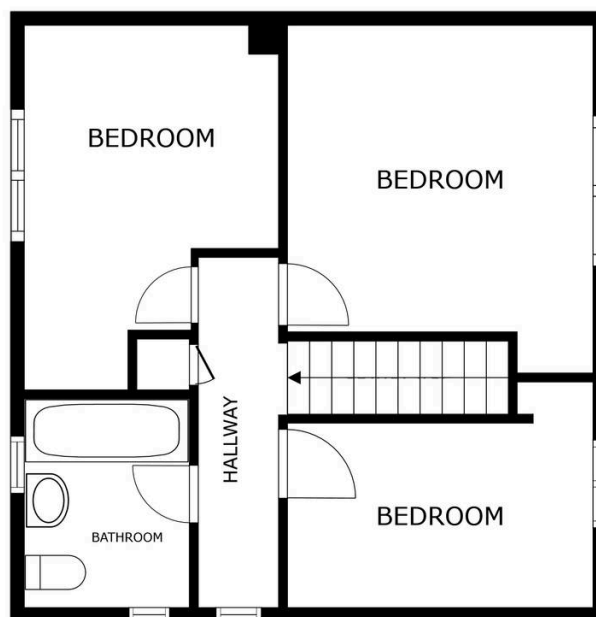
Garage 1 Vehicle

Please note that parking on the driveway and within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.