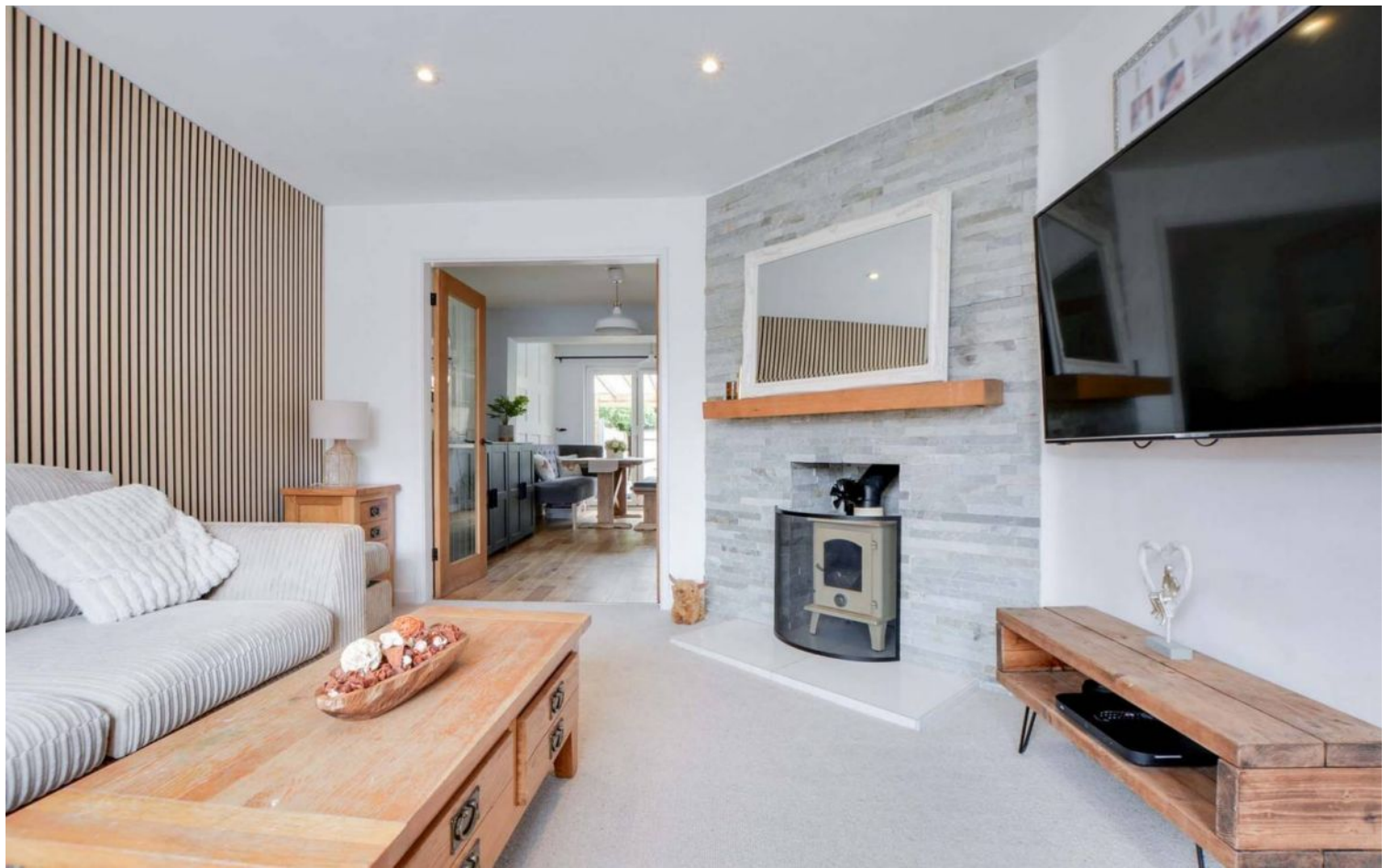


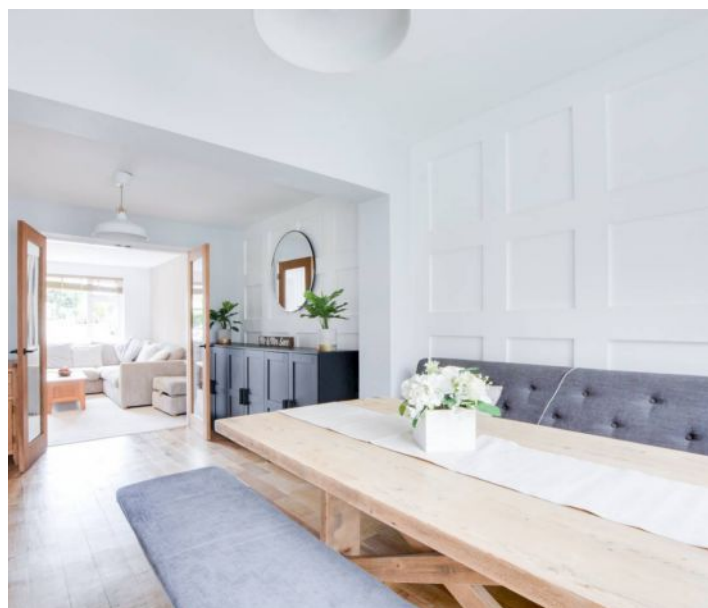


Cottesbrooke Close, Wigston

Offers Over £325,000

A splendid and EXTENDED semi-detached family home providing SPACIOUS accommodation over two floors to include a study/play room and ground floor shower room along with THREE FIRST FLOOR BEDROOMS.





Entrance Porch

Via a composite front door, with oak floor, built-in cupboards, door leading to entrance hall.

Entrance Hall

With ceramic tiled floor, stairs to first floor, spotlights, under stairs storage cupboard.

Lounge

13' 6" x 11' 3" (4.11m x 3.43m)

With double glazed window to the front elevation, chimney breast with stove fireplace, shelf over and hearth, TV point, radiator, glazed doors leading to dining room.

Extended Dining Room

17' 0" x 10' 3" (5.19m x 3.13m)

With double glazed bi-folding doors to the rear elevation, oak floor, shelving, feature panel walling, TV point, radiator, open aspect leading to kitchen.

Kitchen

15' 9" x 7' 9" (4.79m x 2.37m)

A stylishly appointed kitchen with double glazed window to the rear elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with solid granite work surface over, sink, drainer and mixer tap, integrated oven, inset four ring gas hob, filter hood, integrated dishwasher, space for freestanding fridge freezer, spotlights.



Utility Room

With double glazed window to the rear elevation, double glazed door to rear garden, ceramic tiled floor, work surface, plumbing for washing machine.

Ground Floor WC

With double glazed window to the rear elevation, ceramic tiled floor, part tiled walls, low-level WC, wash hand basin.

Study/Play Room

10' 11" x 8' 1" (3.34m x 2.46m)

Providing an ideal study, play room or optional bedroom, with double glazed window to the front elevation, oak floor, radiator, door leading to shower room.

Shower Room

8' 2" x 3' 3" (2.48m x 1.00m)

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, chrome ladder towel rail/radiator.

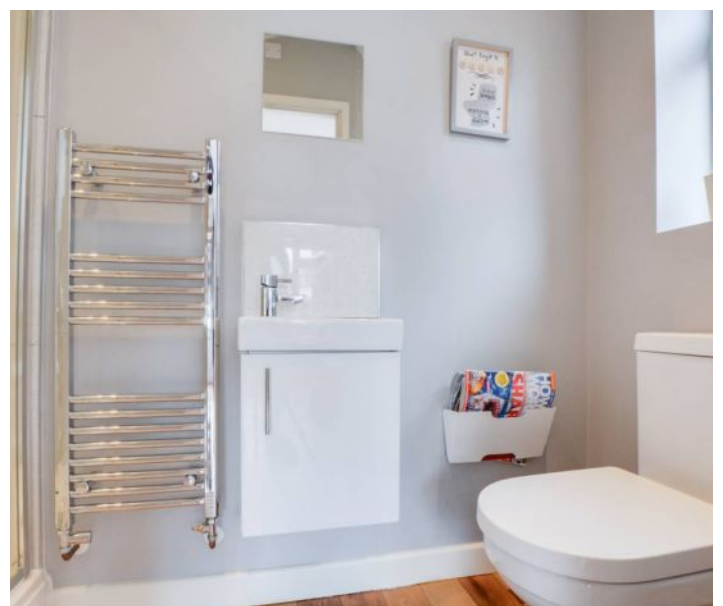
First Floor Landing

With double glazed window to the side elevation, loft access.

Bedroom One

13' 9" x 9' 7" (4.19m x 2.93m)

With double glazed window to the front elevation, radiator.









Bedroom Two

9' 0" x 8' 2" (2.74m x 2.50m)

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

Bedroom Three

9' 4" x 7' 5" (2.85m x 2.27m)

With double glazed window to the front elevation, radiator.

Bathroom

7' 10" x 5' 6" (2.40m x 1.67m)

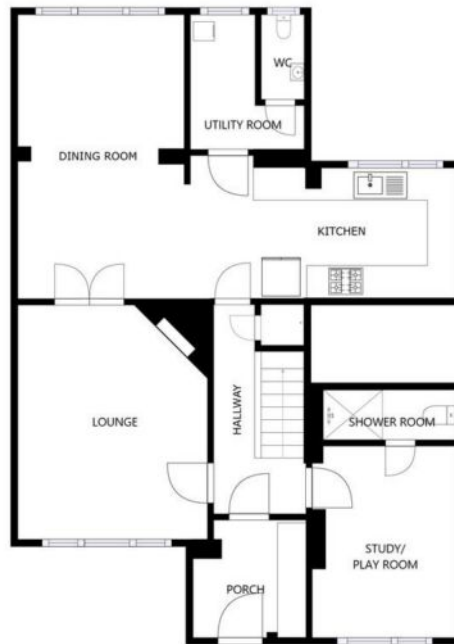
A beautiful bathroom with double glazed window to the rear elevation, tiled floor, freestanding bath with mixer shower tap, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, spotlights, extractor fan, ladder towel rail/radiator.

Rear Garden

With decked patio seating area, paved pathway/seating area, AstroTurf lawn, storage sheds.

Driveway 3 Vehicles

Please note that parking 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.





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

Energy Efficiency Rating: C

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.