



Gregory Way, Wigston

In Excess of £353,000

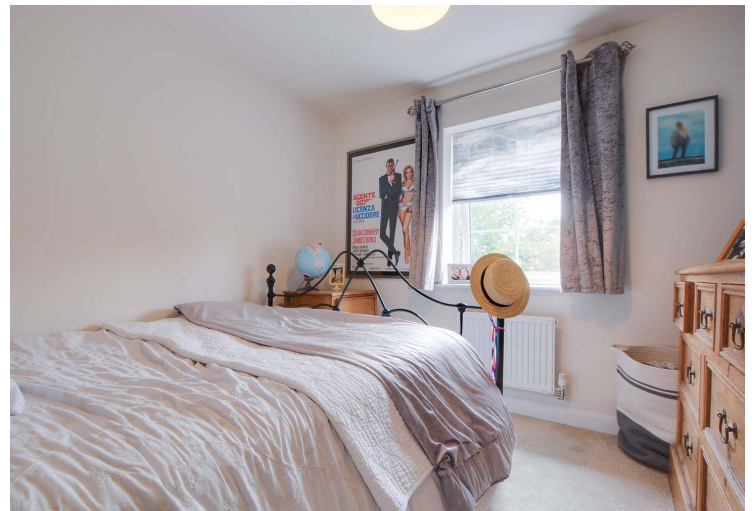
Lose yourself in the contemporary elegance of this detached home located on a desirable estate in Wigston - with the master bedroom having an EN-SUITE and to the rear is a BEAUTIFUL REAR GARDEN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

With a double-glazed composite door, stairs to the first floor landing, an understairs cupboard, radiator.

Living Room

16' 6" x 10' 8" (5.02m x 3.26m)

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

Open Plan Fitted Dining Kitchen

18' 0" x 11' 1" (5.49m x 3.37m)

With a double-glazed window to the rear elevation, double-glazed French doors to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a four-ring gas hob, oven, extraction hood, fridge, freezer, dishwasher, additional built-in cupboard, radiator.

Downstairs WC

With a double-glazed window to the side elevation, WC, feature stone wash hand basin with mixer tap, radiator.



First Floor Landing

With a built-in cupboard, loft inspection hatch.

Master Bedroom

13' 10" x 8' 11" (4.21m x 2.73m)

With a double-glazed window to the front elevation, a radiator, a door providing access to the en-suite.

En-Suite

6' 8" x 6' 0" (2.04m x 1.84m)

With a shower cubicle with a shower head over, WC, wash hand basin, tiled splashbacks, wall-mounted cupboard, wall-mounted mirror, radiator.

Bedroom Two

9' 9" x 9' 3" (2.98m x 2.81m)

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

Bedroom Three

8' 6" x 6' 10" (2.60m x 2.08m)

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

Dressing Room

7' 1" x 6' 8" (2.16m x 2.02m)

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

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

With a double-glazed window to the side elevation, bath with shower over, WC, wash hand basin with under-basin storage, tiled splashbacks, radiator.

Garden

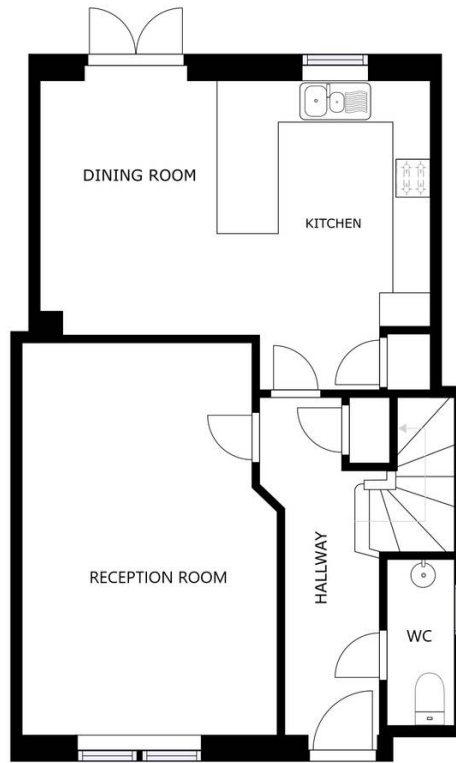
With a patio seating area, lawn, mature and established flower beds, side gate access and fenced perimeter borders.

Driveway 2 vehicles

With electric car charging point.

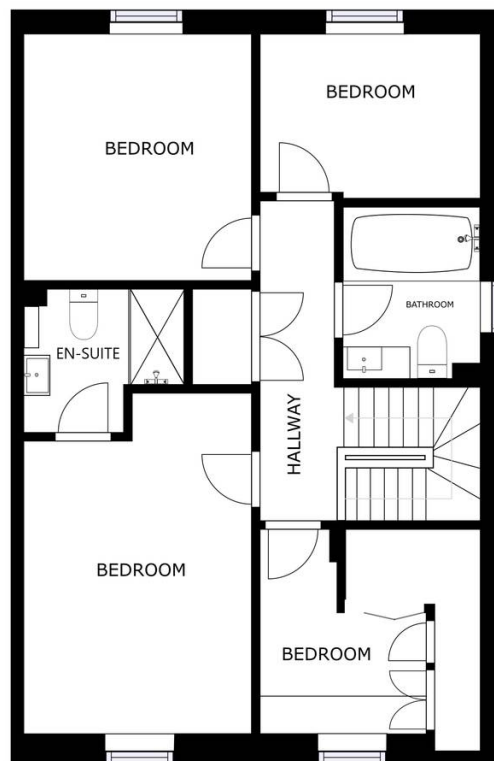
Garage 1 vehicle

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.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

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.