



St. Ives Road, Wigston

In Excess of £290,000

An EXTENDED two bedroom semi-detached BUNGALOW featuring mature front and rear gardens. Offered for sale with NO UPWARD CHAIN. Parking is situated to the front of the home via a driveway and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Porch

With access to entrance hall.

Entrance Hall

With loft access, radiator.

Lounge

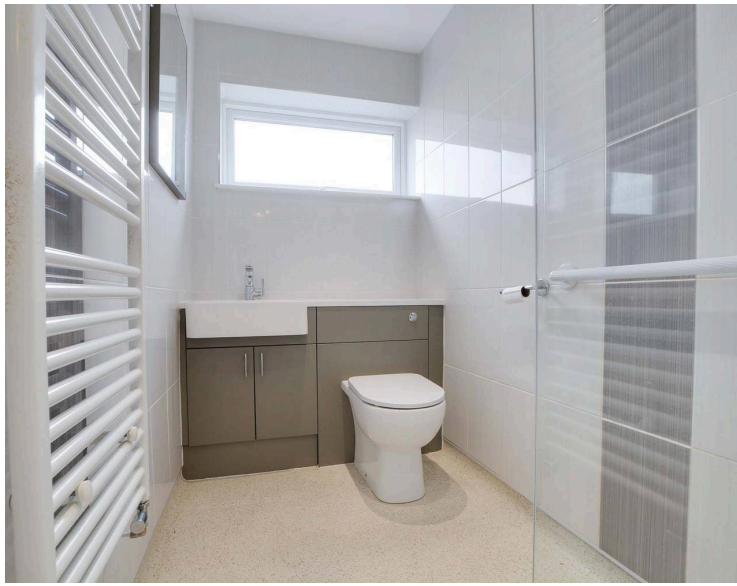
16' 2" x 11' 0" (4.93m x 3.35m)

With double glazed patio doors to the rear elevation, built-in shelving/storage cupboards, radiator, open access leading to the kitchen.

Breakfast Kitchen

18' 11" x 8' 11" (5.77m x 2.71m)

With double glazed window to the side elevation, a range of wall and base units with work surface over, sink, drainer and mixer tap, integrated double oven and hob, extractor hood, splashback, integrated slimline dishwasher, radiator.



Utility Room

11' 6" x 3' 10" (3.51m x 1.17m)

With double glazed window to the side elevation, double glazed door to rear garden, plumbing for washing machine, wall mounted boiler, radiator.

Sun Lounge

13' 10" x 9' 0" (4.22m x 2.74m)

With double glazed windows to the side elevation, double glazed patio doors to rear garden, radiator.

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

With double glazed window to the front elevation, built-in wardrobe, radiator.

Bedroom Two

8' 11" x 8' 1" (2.71m x 2.46m)

With double glazed window to the side elevation, radiator.

Shower Room

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

Front Garden

With gravelled area, lawn.

Rear Garden

With paved patio seating area, paved pathways, gravelled areas, lawn, flowerbeds and shrubs, fencing and hedging to perimeter.

Driveway

2 vehicles

Garage

1 Vehicle. With up and over door to the front elevation.

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 PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 81 m²
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.