



Barnstaple Close, Wigston

In Excess of £270,000

CHAIN FREE semi-detached home on Little Hill, Wigston. Features a re-fitted kitchen diner, re-plastered walls, three bedrooms, a bathroom, low-maintenance gardens, off-road parking and a GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 288 4888





Entrance Porch

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

Reception Room

17' 1" x 11' 9" (5.20m x 3.59m)

With a double-glazed window to the front elevation, stairs to the first floor landing, a TV point, two radiators.

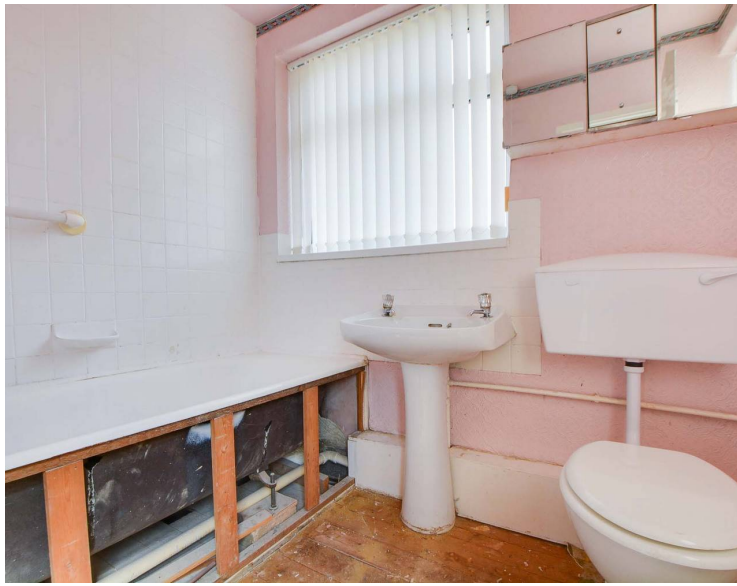
Kitchen Dining Room

17' 0" x 10' 10" (5.18m x 3.29m)

With a double-glazed window to the rear elevation, patio doors to the rear garden, a sink and drainer unit with a range of wall and base units with work surfaces over, splashbacks, four-ring hob, oven, extraction hood, space for a fridge freezer, double-glazed door to the side elevation, radiator.

First Floor Landing

With a double-glazed window to the side elevation.



Bedroom One

11' 5" x 9' 11" (3.48m x 3.02m)

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

Bedroom Two

11' 7" x 9' 1" (3.52m x 2.78m)

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

Bedroom Three

7' 7" x 6' 10" (2.30m x 2.08m)

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

Bathroom

7' 9" x 5' 4" (2.35m x 1.63m)

With double-glazed windows to the side and rear elevations, bath, wash hand basin, WC, tiled splashbacks, a radiator.

Garden

A low-maintenance rear garden.

Front Garden

With a lawn area.

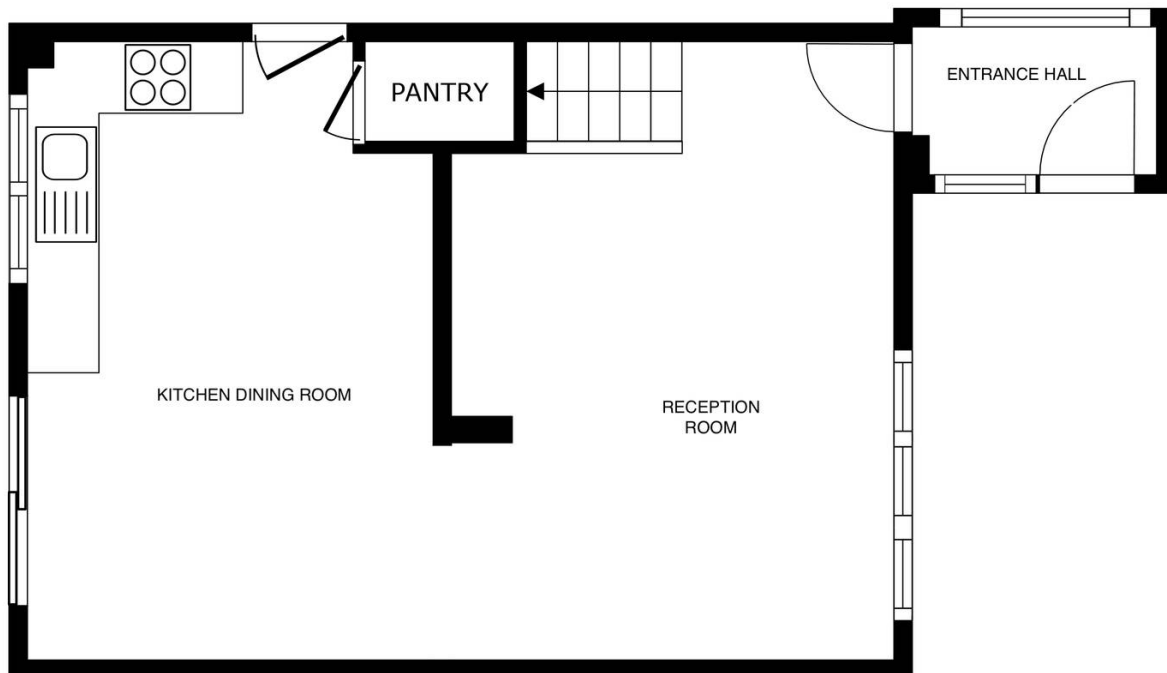
Driveway

1 Vehicle

Garage

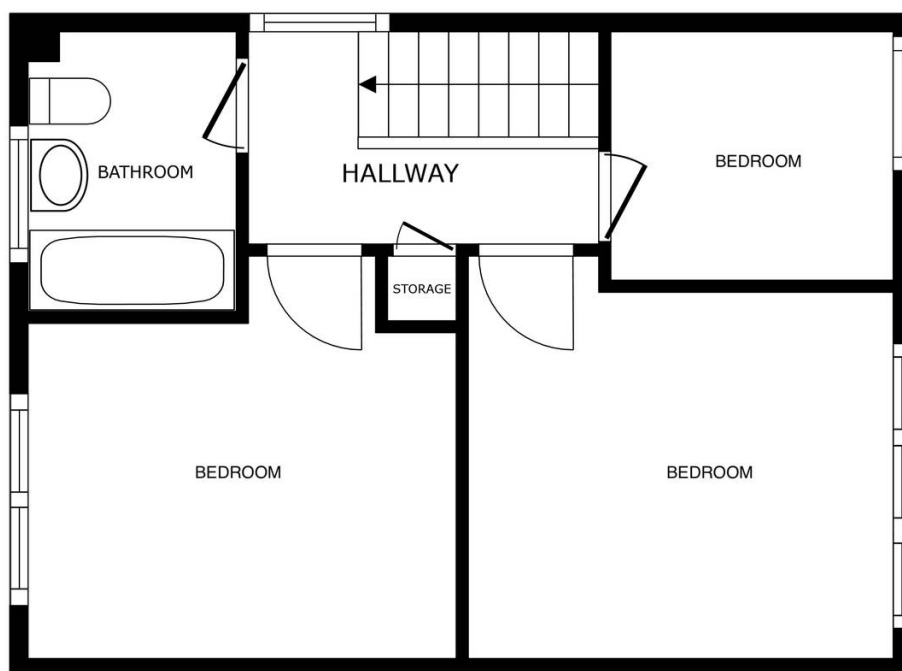
A garage with an up-and-over door to the front elevation.

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 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.