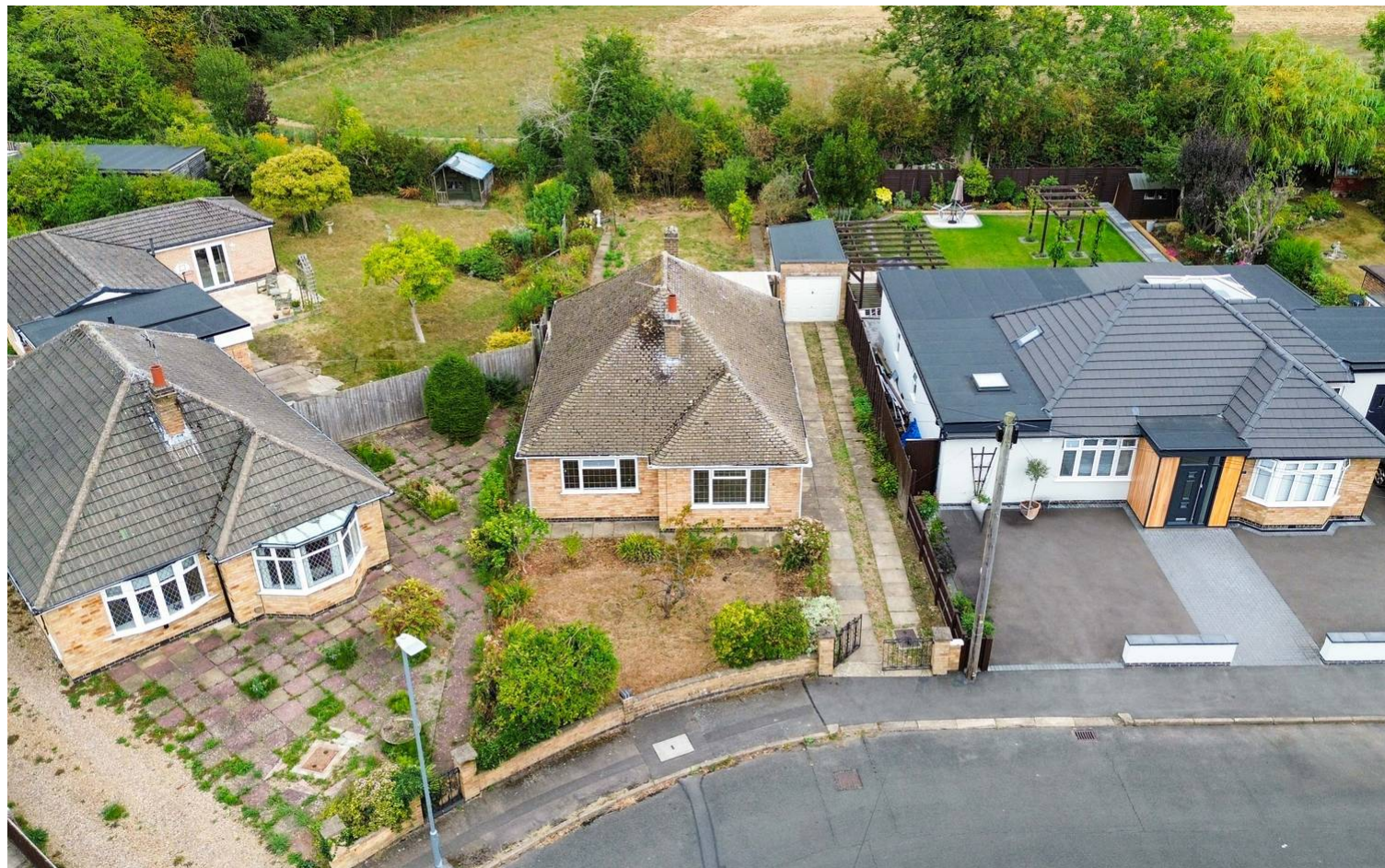




Eastmere Road, Wigston

In The Region Of £320,000

A CHAIN FREE detached bungalow presenting a kitchen diner and TWO DOUBLE BEDROOMS. Outside enjoys a charming outlook with off road parking leading to a GARAGE alongside front and rear gardens. The property is within close proximity to Brocks Hill Country Park.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

Via a double glazed door, with two double glazed windows to the side elevation, door leading to entrance hall.

Entrance Hall

With radiator.

Lounge

17' 7" x 12' 0" (5.37m x 3.66m)

With double glazed windows to the front and side elevations, wooden floor, chimney breast with living flame gas fire, marble inset and hearth, ceiling coving, TV point, radiator.

Kitchen Diner

12' 2" x 11' 11" (3.70m x 3.64m)

With double glazed windows to the side and rear elevations, a range of oak wall and base units with work surface over, stainless steel sink and drainer, inset four ring gas hob and oven, extractor hood, wall mounted combi boiler, part tiled walls, radiator, door to conservatory.



Conservatory

10' 7" x 10' 2" (3.23m x 3.09m)

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

Bedroom One

12' 0" x 11' 11" (3.65m x 3.64m)

With double glazed window to the front elevation, polished wooden floor, radiator.

Bedroom Two

12' 0" x 11' 11" (3.65m x 3.64m)

With double glazed window to the rear elevation, polished wooden floorboards, radiator.

Bathroom

9' 3" x 8' 0" (2.82m x 2.44m)

With double glazed window to the side elevation, ceramic tiled floor, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

With driveway, lawn area, flowerbeds and shrubs. The front garden may offer scope to create a larger driveway, subject to the necessary planning and highways consents.

Rear Garden

With paved patio seating area, lawn, paved pathway, flowerbeds and shrubs, fencing to perimeter. The garden backs adjacent to Brocks Hill Country Park.

Driveway 2 vehicles

Garage 1 vehicle

Please note that parking 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 PLAN

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.