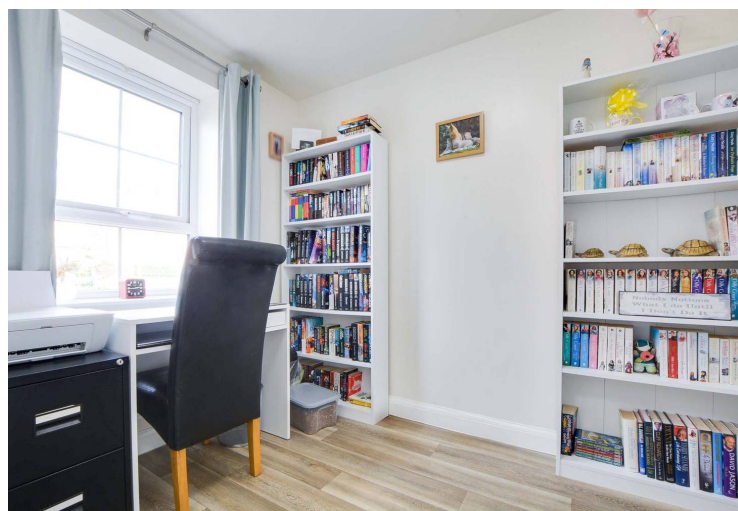




## Clayhill Field, Wigston

In Excess of £340,000

Modern three-storey home on Clayhill Fields, Wigston, offering flexible living with study, open-plan dining kitchen, three bedrooms, low-maintenance garden, garage, and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





### Entrance Hall

With a composite door to the front elevation, wood effect flooring, a built-in cupboard, stairs to the first floor landing, radiator.

### Study/Optional Fourth Bedroom

8' 11" x 6' 1" (2.71m x 1.86m)

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

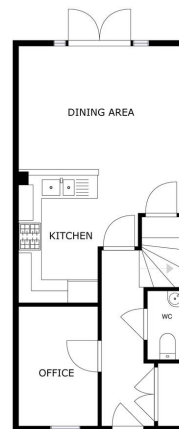
### Open Plan Fitted Dining Kitchen

19' 11" x 12' 10" (6.07m x 3.92m)

With a double-glazed window to the rear elevation, double-glazed French doors to the rear elevation, wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, four-ring hob with extraction hood over, oven, fridge, freezer, dishwasher, understairs cupboard, TV point, radiator.

### WC

With a WC, wash hand basin, tiled splash backs.



FLOOR 1



## First Floor Landing

### Living Room

12' 11" x 10' 3" (3.93m x 3.13m)

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

### Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

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

### En-Suite

7' 0" x 5' 0" (2.14m x 1.53m)

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

## Second Floor Landing

### Bedroom Two

12' 10" x 11' 0" (3.92m x 3.36m)

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

### Bedroom Three

12' 10" x 11' 1" (3.91m x 3.38m)

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

### Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

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

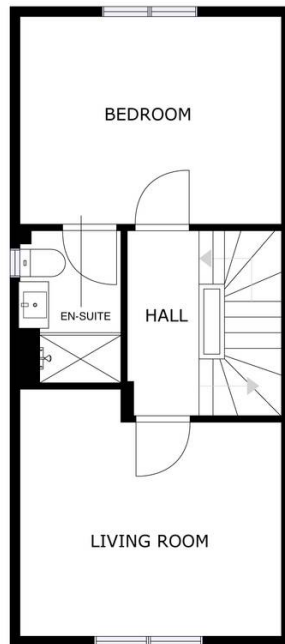
## Rear Garden

A low maintenance rear garden with patio seating area, access to the garage and a lawned area.

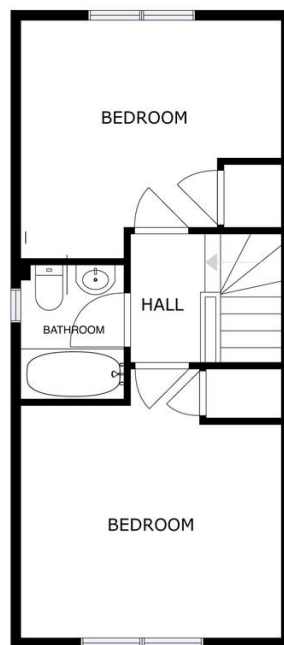
## Driveway 2 vehicles

## 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.



FLOOR 2



FLOOR 3



**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.