



## Tyringham Road, Wigston

£310,000

A CHARMING EXTENDED three bedroom semi-detached family home providing versatile accommodation. Outside enjoys OFF ROAD PARKING for three vehicles, a low maintenance frontage and mature rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





## **Entrance Hall**

Via double glazed door, with wood effect floor, spotlights, stairs to first floor, radiator.

## **Lounge 14' 9" x 11' 6" (4.49m x 3.51m)**

With double glazed window to the front elevation, living flame gas fire with surround and hearth, TV point, radiator, door leading to an open plan kitchen diner.

## **Open Plan Kitchen Diner 13' 11" x 7' 3" (4.25m x 2.22m)**

Measurement also 1.70 m x 1.35 m. Kitchen area with double glazed windows to the side elevation, double glazed window and door to the rear elevation, a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, cooker point, plumbing for washing machine, open access to the dining room with radiator, archway leading to a sun lounge.

## **Lounge/Reception Room 9' 7" x 9' 3" (2.91m x 2.83m)**

With double glazed patio door to the rear elevation, TV point, electric wall heater.



### **Conservatory 9' 7" x 9' 7" (2.93m x 2.93m)**

With double glazed windows to the rear and side elevations, double glazed French doors to the rear garden, wood effect floor, electric wall heater.

### **First Floor Landing**

With double glazed window to the side elevation, spotlights, loft access.

### **Bedroom One 13' 6" x 9' 9" (4.12m x 2.98m)**

With double glazed window to the front elevation, wood effect floor, spotlights, TV point, radiator.

### **Bedroom Two 9' 2" x 8' 4" (2.80m x 2.54m)**

With double glazed window to the rear elevation, wood effect floor, radiator.

### **Bedroom Three 9' 0" x 7' 6" (2.74m x 2.28m)**

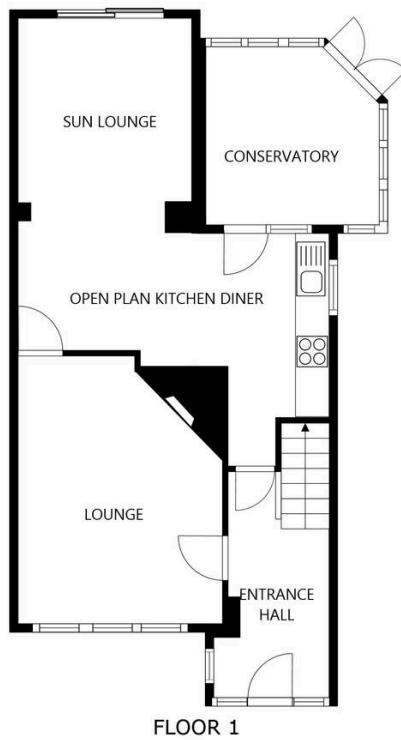
Maximum measurement. With double glazed window to the front elevation, built-in wardrobes, fitted desk with storage above, radiator.

### **Shower Room 7' 9" x 5' 6" (2.36m x 1.68m)**

With double glazed window to the rear elevation, shower tray with showerhead over and shower screen, low-level WC, wash hand basin with storage below, part tiled walls, wall mounted mirror, chrome ladder towel rail/radiator.

### **Driveway 3 vehicles**

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.



 Matterport®

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



 Matterport®

**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.