



Ashbourne Road, Wigston

£280,000

A BEAUTIFULLY PRESENTED traditional-style semi-detached property offering modern, well-maintained accommodation. To the front, there is off-road parking leading to a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With stairs to first floor, laminate floor, meter cupboard, radiator.

Sitting Room 17' 1" x 11' 1" (5.20m x 3.37m)

With double glazed bay window to the front elevation, living flame effect gas fire, laminate floor, TV point, radiator, open aspect to dining room.

Dining Room 9' 2" x 8' 10" (2.80m x 2.69m)

With patio doors to the rear elevation, laminate floor, radiator.

Kitchen 10' 9" x 8' 8" (3.28m x 2.64m)

With double glazed door to the side elevation, double glazed window to the rear elevation, pantry, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in double oven and gas hob with filter hood over, tiled floor.



First Floor Landing

With double glazed window to the side elevation, loft access with pull down ladder leading to a partly boarded loft with lighting.

Bedroom One 14' 4" x 10' 0" (4.38m x 3.05m)

With double glazed bay window to the front elevation, fitted wardrobes with box cupboards over, built-in drawers, radiator.

Bedroom Two 2' 2" x 11' 4" (0.67m x 3.45m)

With double glazed window to the rear elevation, fitted wardrobes with box cupboards over, built-in drawers, radiator.

Bedroom Three 7' 11" x 7' 1" (2.41m x 2.16m)

With double glazed window to the front elevation, radiator.

Bathroom 7' 8" x 6' 0" (2.33m x 1.83m)

With double glazed windows to the rear and side elevations, bath with shower over, low-level WC, wash hand basin with storage below, extractor fan, shaver point, vinyl floor, part tiled walls, radiator.

Front Garden

Walled frontage with block paved driveway.

Rear Garden

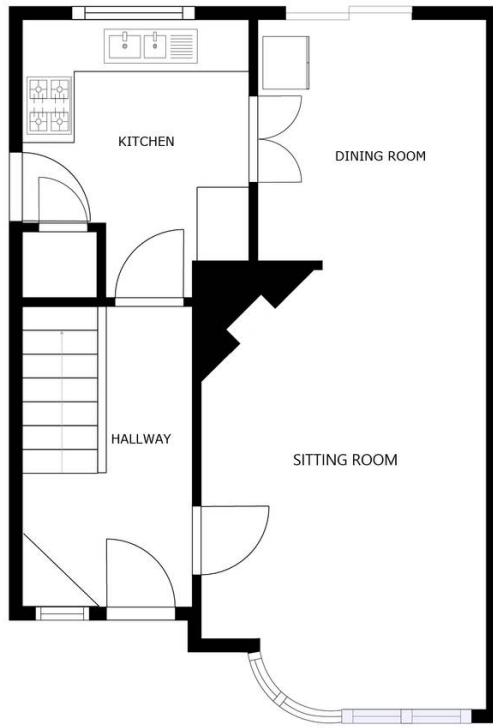
With paved patio area, outside lighting, outside tap, lawn, raised flowerbed to the rear with inset shrubs, fencing to perimeter.

Driveway 2 vehicles

Garage 5'73 m x 2.39 m

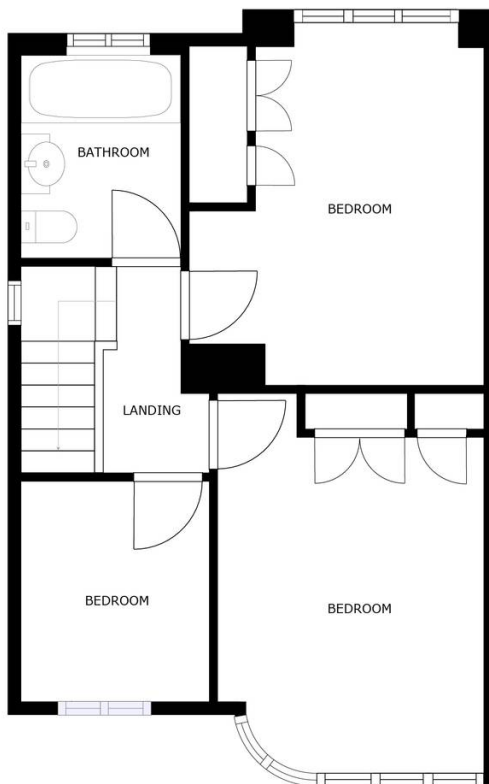
With up and over door to the front elevation, double glazed window to the rear elevation, door to side passage, power and lighting.

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.



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We'll keep you moving...



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