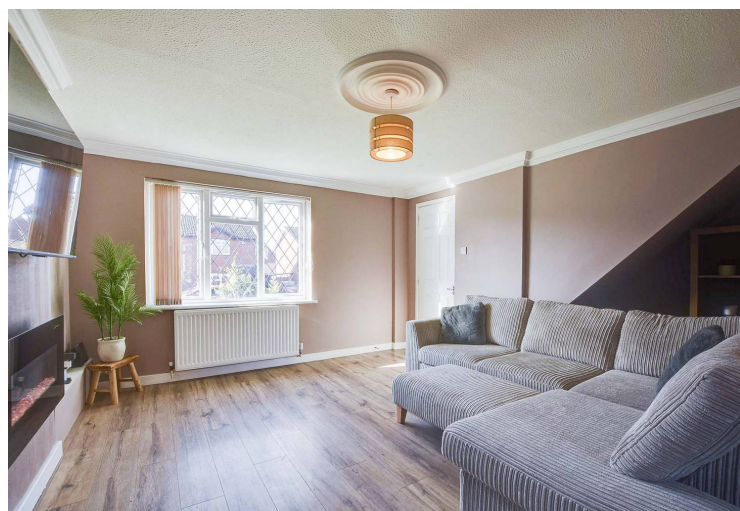




Ingrams Way, Wigston

£250,000 Freehold

Located in the Wigston Harcourt area, this semi-detached family home offers WELL-PROPORTIONED accommodation over two floors. The property benefits from front and rear gardens.

Council Tax band: B

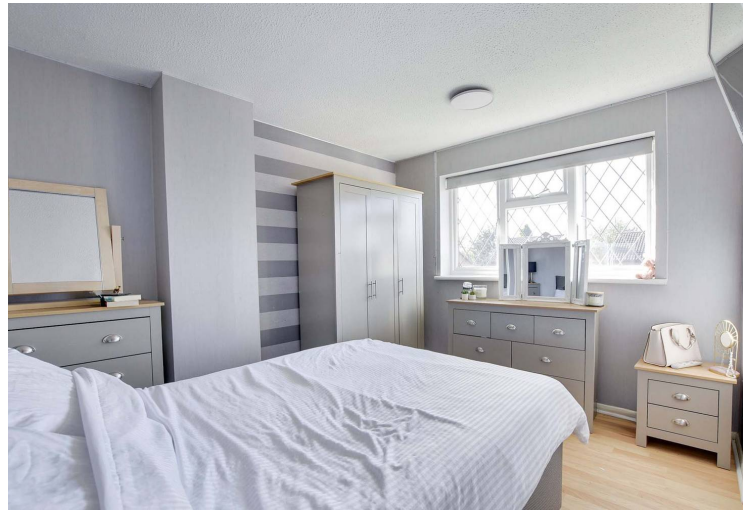
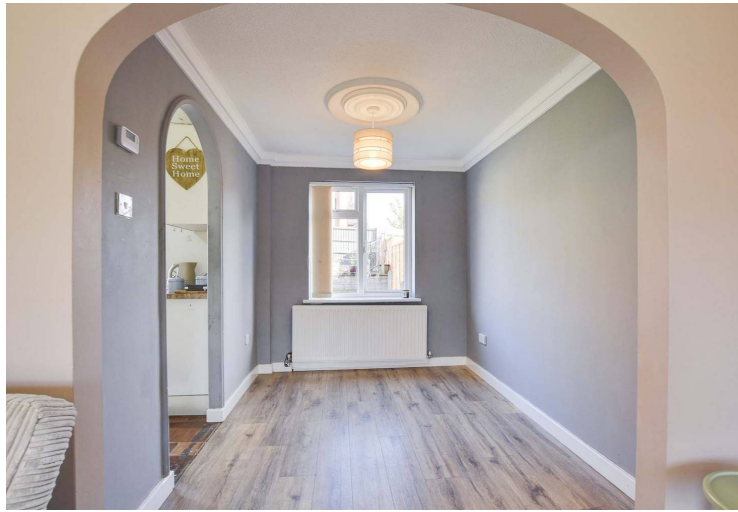
Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Lobby

With wood effect laminate floor, stairs to first floor.

Lounge

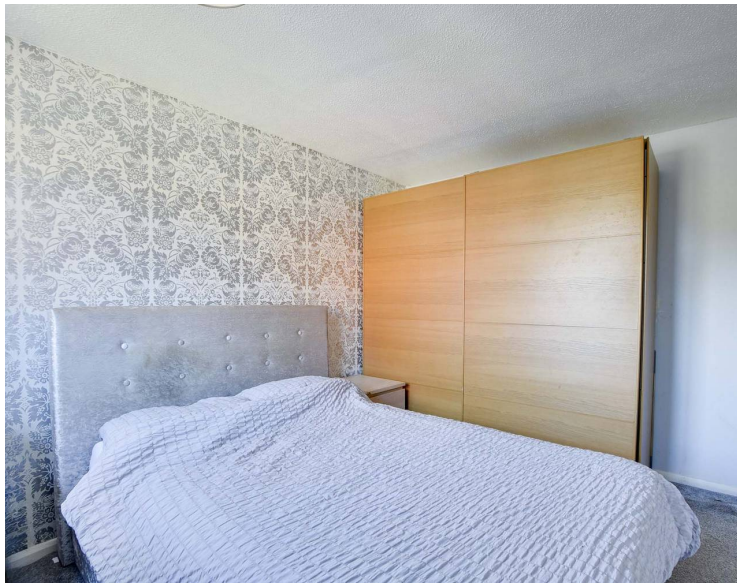
15' 11" x 13' 3" (4.85m x 4.05m)

With double glazed window to the front elevation, wood effect floor, TV point, ceiling coving, radiator, archway leading to dining room.

Dining Room

8' 8" x 7' 7" (2.64m x 2.31m)

With double glazed window to the rear elevation, ceiling coving, wood effect laminate floor, radiator, archway leading to the kitchen.



Kitchen

8' 8" x 8' 1" (2.64m x 2.46m)

With double glazed window and door to the rear elevation, tiled floor, part tiled walls, a range of wall and base units with work surface over, stainless steel sink and drainer, electric cooker point, plumbing for washing machine, plumbing for dishwasher.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One

11' 5" x 9' 0" (3.48m x 2.74m)

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

Bedroom Two

9' 0" x 9' 0" (2.74m x 2.74m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

7' 0" x 6' 11" (2.13m x 2.11m)

With double glazed window to the front elevation, radiator.

Bathroom

6' 5" x 5' 8" (1.95m x 1.72m)

With double glazed window to the rear elevation, wood effect floor, bath, low-level WC, wash hand basin, part tiled walls, radiator.

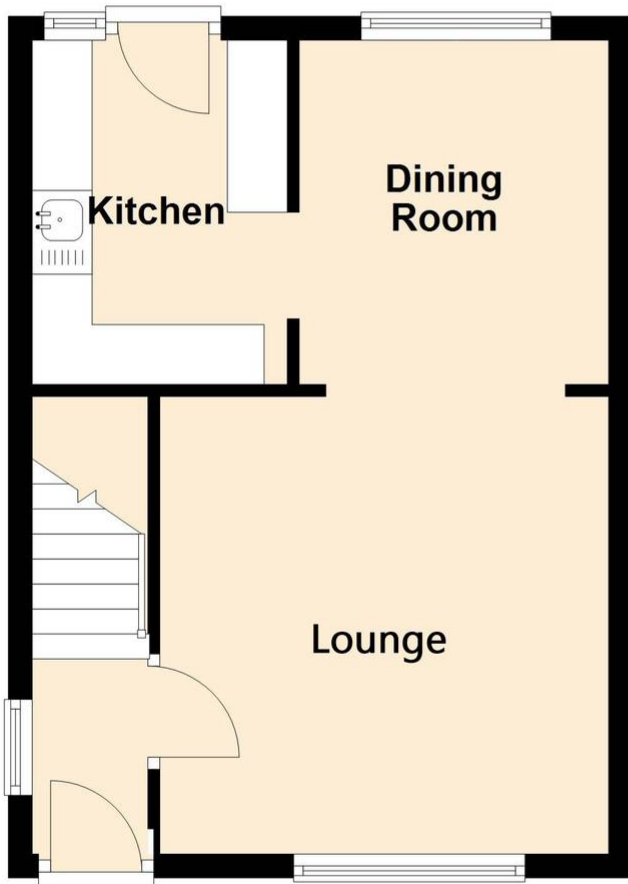
Front Garden

With lawn area, shrubs.

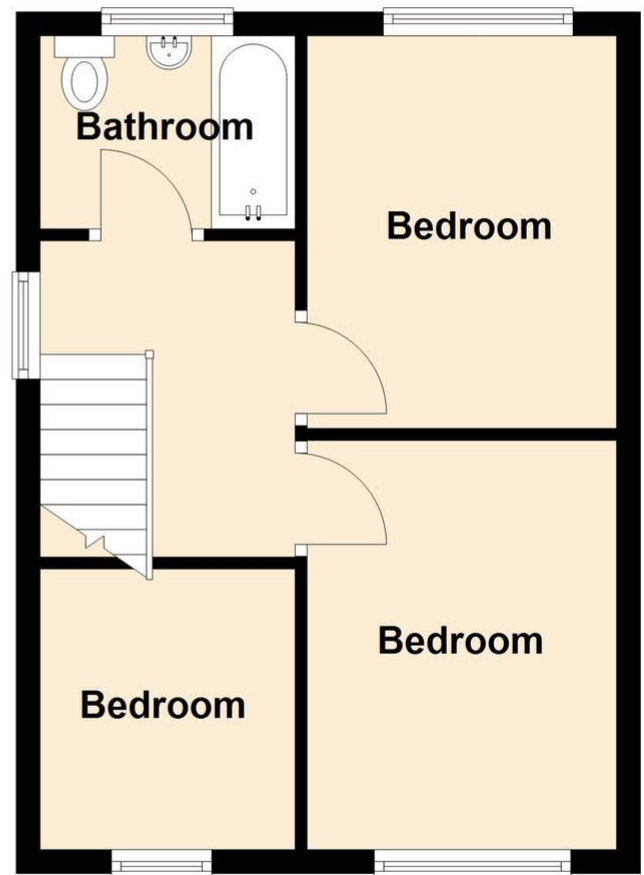
Rear Garden

With paved patio seating area, lawn, decked area to the rear, fencing to perimeter.

Ground Floor



First Floor



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.