

FOR SALE

£289,950

3 Bed End Terraced House in Newgate End, Wigston, LE18 2GG



PROPERTY FEATURES

- Three Storey Townhouse
- Deceptively Spacious
- Well Presented Throughout
- Breakfast/Kitchen
- Lounge/Diner
- Three Double Bedrooms
- Two En-Suite Bathrooms
- Low Maintenance Rear Garden
- 2 x Allocated Parking Spaces

FULL DESCRIPTION

SUMMARY

This modern and deceptively spacious three storey townhouse offers flexible living accommodation, a peaceful cul-de-sac location and is only a short walk from an abundance of local amenities and transport links. This well presented home briefly comprises: Entrance hall, WC, breakfast/kitchen, lounge/diner, three bedrooms, two of which are en-suite, dressing room and family bathroom. Outside there is a gravelled parking space to the front, two allocated parking spaces to the rear and a fully enclosed rear garden. The property is offered to market with NO CHAIN!

ENTRANCE HALL

Accessed via a double glazed front door. Doors to: Hall and WC. Tiled flooring. Telephone point. Radiator.

HALL

Doors off to: Kitchen and lounge. Stairs rising to: First floor.

KITCHEN/BREAKFAST ROOM

11' 11" x 8' 1" (3.63m x 2.46m) Having a selection of fitted base and wall units with the addition of a breakfast bar with laminate worktop over. There is a single bowl sink with drainer, a high level fan assisted electric double oven, an electric hob with extractor over, an integrated washing machine and dishwasher with a further space for a freestanding fridge/freezer. There is a UPVC double glazed window to front aspect, tiled flooring, TV point and an electric plinth heater.

LOUNGE/DINER

15' 2" x 12' 10" (4.62m x 3.91m) UPVC 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. Electric feature fireplace. TV and telephone point. Radiator. Under stairs storage cupboard.





FIRST FLOOR LANDING

Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor.

BEDROOM TWO

13' 1" x 8' 8" (3.99m x 2.64m) UPVC double glazed window to rear aspect. A selection of built-in wardrobes, drawers and dressing table. TV point. Radiator. Door to: En-Suite.



EN-SUITE BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m) Comprising: Bath with mixer tap and shower attachment over, low level WC and wash hand basin. UPVC double glazed window to rear. Built-in storage cabinet. Wall and floor tiling. Extractor.

BEDROOM THREE

11' 1" x 8' 8" (3.38m x 2.64m) UPVC double glazed window to front aspect. Built-in wardrobes. TV point. Radiator.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) Comprising: Bath with shower over, low level WC and wash hand basin. UPVC double glazed window to front aspect. Wall and floor tiling. Extractor. Radiator.



SECOND FLOOR LANDING

Door to: Bedroom.

BEDROOM ONE

15' 2" x 13' 3" (4.62m x 4.04m) UPVC double glazed 'French' doors opening to: 'Juliet' balcony. Door through to: Dressing room. Loft hatch with drop down ladder. Loft area is partially boarded and has a light. TV and telephone point. Radiator.

DRESSING ROOM

Having a selection of built-in wardrobes and airing cupboard housing boiler. 'Velux' window. Radiator.



EN-SUITE SHOWER ROOM




Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin within fitted vanity unit. 1/2 wall tiling and floor tiling. 'Velux' window. Extractor. Shaver socket. Radiator.

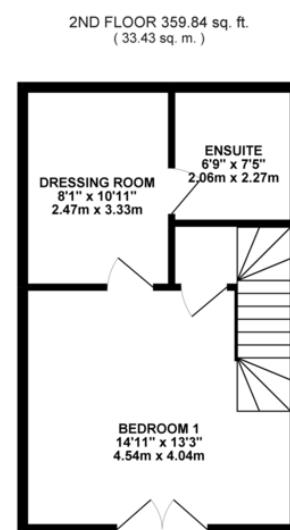
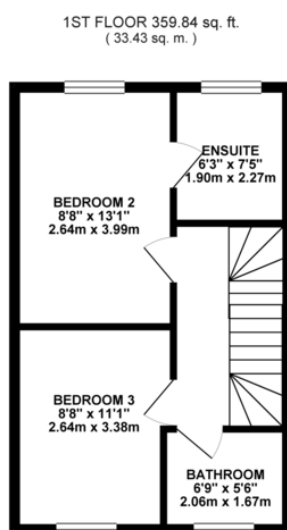
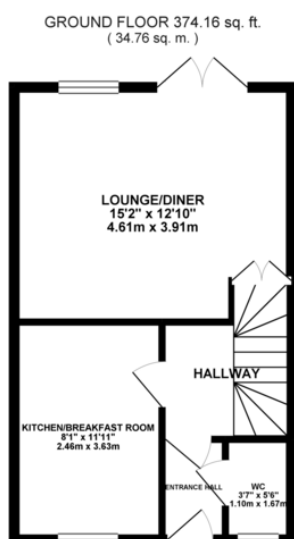
OUTSIDE

The property is situated within a peaceful cul-de-sac location having gravelled off road parking to the front for one vehicle and steps rising to: Front door. To the rear is allocated parking for a further two vehicles and a pedestrian gate leading through to the rear garden. The low maintenance, fully enclosed rear garden offers a patio area, lawn and a handy wooden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
www.epc4u.com		



TOTAL FLOOR AREA : 1093.84 sq. ft. (101.62 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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