



FOR SALE

2 Bed Semi-Detached House in Namur Road, Wigston, LE18 4UJ

Offers Over £220,000



PROPERTY FEATURES

- Semi-Detached Home
- Large Plot
- Peaceful Leafy Location
- Close To Amenities & Schools
- Large Open Plan Reception Room
- Two Double Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Ideal FTB or Investment



FULL DESCRIPTION

SUMMARY

A spacious, two bedroom semi detached home situated within a leafy and quiet location within close proximity to an abundance of amenities, schools and transport links. This great home is situated on a large plot and offers scope for further improvements or extension (STPP) making it a great proposition for first time buyers or investors. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and bathroom. Outside there is a front garden, two brick built stores, large rear garden, one off road parking space and a garage.



ENTANCE HALL

Accessed via a UPVC double glazed front door. UPVC double glazed window to side aspect. Doors off to: Lounge and kitchen. Stairs rising to: First floor. Under stairs storage cupboard. Radiator.



LOUNGE/DINER

19' 10" x 10' 9" (6.05m x 3.28m) UPVC double glazed window to front aspect. UPVC double glazed 'French' doors into: Conservatory. TV and telephone point. Laminate wooden flooring. Radiator.

KITCHEN

11' 6" x 8' 2" (3.51m x 2.49m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor and space with plumbing for a freestanding washing machine. Extractor. UPVC double glazed door to: Rear garden. UPVC double glazed window to rear aspect. Tiled flooring. Radiator.





CONSERVATORY

15' 7" x 12' 7" (4.75m x 3.84m) UPVC construction with brick-built base having double glazed windows to all sides and 'French' doors out to: Rear garden. Tiled flooring.

LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.

BEDROOM ONE

14' 8" x 10' 5" (4.47m x 3.18m) Two UPVC double glazed windows to front aspect. Built-in cupboard over the stairs with a further built-in single wardrobe. Radiator.

BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m) UPVC double glazed window to rear aspect. Built-in double wardrobe. Laminate wooden flooring. Radiator.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m) Comprising: Bath with mixer tap and electric shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. Vinyl flooring. Radiator.

OUTSIDE

The property occupies a generous size plot having a front garden laid to lawn with pathway to front door and pedestrian side gate to rear. The rear garden is of an extremely generous size benefitting from two brick-built stores and a prefabricated shed. The property also has the added bonus of one allocated parking space and a garage!

SERVICE CHARGE

Please note that the property is subject to an annual service charge of £671. This is reviewed yearly and covers: Electricity, street lighting and maintenance, landscaping/maintenance of green areas, drain maintenance and public liability insurance.

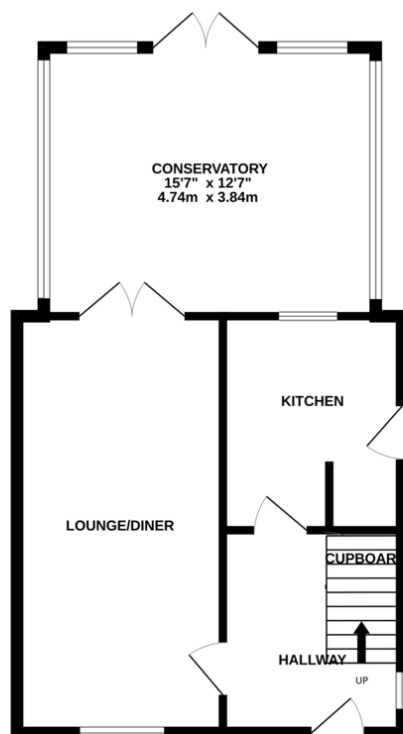




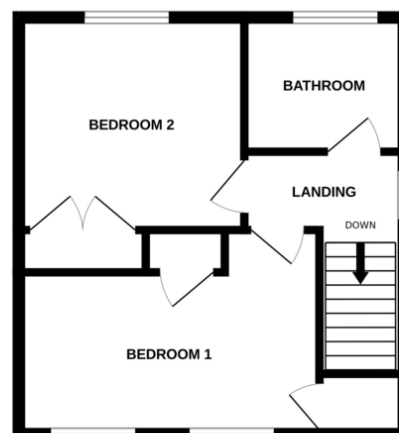
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

