



Connells

Grange Road
Wigston



Property Description

A well presented and thoughtfully extended semi-detached family home located in a sought after location, which in brief comprises of an open concept living and dining room, extended fitted kitchen, double glazed conservatory, first floor with three bedrooms and a family bathroom. The property further benefits from off-road parking to the front and a good sized mature rear garden. This property is an ideal opportunity for those who are wanting to add their own stamp and style to a property.

Entrance Porch

The front door leads into entrance porch with internal door leading to the entrance hall.

Entrance Hall

The door from the porch leads into the entrance hall, with stairs rising to the first floor accommodation, doors leading to the cloakroom, lounge and dining room and kitchen. Understairs cupboard offering additional storage.

Living/Dining Room

24' 9" x 11' 11" (7.54m x 3.63m)

Bay window to the front elevation, open fire place to lounge and dining and radiator. With doors leading to the conservatory.

Kitchen

19' 3" x 10' 7" (5.87m x 3.23m)

Extended kitchen/diner fitted with a range of wall and base units, sink drainer unit, gas hob and oven. Windows to rear elevation and side door leading out to rear garden.

Conservatory

12' 4" x 5' 6" (3.76m x 1.68m)

Double glazed conservatory which can be accessed via the dining room as well as the kitchen. French doors leading out to rear garden.

Bedroom One

10' 10" x 11' 11" (3.30m x 3.63m)

Master double bedroom with window to the rear elevation, radiator and fireplace.

Bedroom Two

11' 5" x 9' 10" (3.48m x 3.00m)

A second good sized double bedroom with fitted wardrobes, window to the front elevation and radiator.

Bedroom Three

7' 11" x 5' 10" (2.41m x 1.78m)

Single bedroom with window to front elevation and radiator.

Bathroom

Family bathroom suite comprising corner bath, wash hand basin and WC. Window to rear elevation.

Outside

Offering off- road parking to the front and mature garden to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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