



**Seaton Road, Wigston LE18 2BY**



**welcome to**

**Seaton Road, Wigston**

GUIDE PRICE £290,000 - £300,000. A well-presented extended semi-detached family home. Located in a great location, this home provides great space throughout for small families or first time buyers.



### **Entrance Porch**

### **Entrance Hall**

Having a radiator and laminate flooring.

### **Lounge**

11' 5" x 13' 8" ( 3.48m x 4.17m )

There is a radiator, double glazed window to the front and door to the:

### **Dining Room**

8' 2" x 9' 1" ( 2.49m x 2.77m )

Having laminate flooring, radiator and door to the:

### **Conservatory**

There are double glazed windows, laminate flooring and window blinds.

### **Kitchen**

14' 8" x 14' 8" ( 4.47m x 4.47m )

Fitted with a range of wall and base units with work surfacing, sink, Range style cooker, radiator, tiled flooring, double glazed window to the rear and double glazed door to the rear.

### **Cloakroom**

Having a wash hand basin and WC.

### **First Floor Landing**

Having access to the loft and double glazed window to the side.

### **Bedroom One**

13' 9" x 9' 10" max ( 4.19m x 3.00m max )

There are fitted wardrobes, laminate flooring, radiator and double glazed window to the front.

### **Bedroom Two**

7' 8" x 9' 2" ( 2.34m x 2.79m )

Having fitted wardrobes, storage cupboard, radiator and double glazed window to the rear.

### **Bedroom Three**

9' 2" x 7' 3" ( 2.79m x 2.21m )

There are fitted wardrobes, radiator and double glazed window to the front.

### **Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, airing cupboard and double glazed window to the rear.

### **Outside Front**

To the front of the property there is a driveway.

### **Garage**

Having up and over door.

### **Rear Garden**

The rear garden has a lawn, patio area and decking with canopy over.



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## **Seaton Road, Wigston**

- Guide Price £290,000-£300,000
- Three Bedroom Semi-detached
- Great Location
- Garage
- Driveway

Tenure: Freehold EPC Rating: D

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAD107777 - 0007

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