

HUNTERS[®]

HERE TO GET *you* THERE



Kenilworth Road

Wigston, LE18 4UF

£225,000



Council Tax: B



21 Kenilworth Road

Wigston, LE18 4UF

£225,000



Entrance Hall

Entrance door, stairs to the first floor, under stairs cupboard and cloaks cupboard. Doors to the Dining room and kitchen.

Lounge

15'3" x 10'9" (4.65 x 3.28)

Wooden double glazed window to rear, double doors leading to the lounge and access to shower room. Radiator and gas fireplace and storage cupboard.

Dining room

13'4" x 10'9" (4.08 x 3.28)

Wooden double glazed bay window to front, gas fire, radiator.

Shower room

6'2" x 5'7" (1.88 x 1.72)

2 x Wooden double glazed window to side, half tiled walls and floor, shower, wash hand basin and WC.

Kitchen

10'6" x 5'7" (3.22 x 1.72)

Wooden double glazed window to side, integrated electric hob and oven, space for washing machine, under stairs storage. Wall mounted combi boiler.

Landing

Wooden double glazed window to side.

Bedroom 1

9'9" x 11'7" (2.99 x 3.54)

Wooden double glazed bay window to front.

Bedroom 2

9'5" x 10'5" (2.88 x 3.19)

Wooden double glazed window to rear, radiator.

Bathroom

5'9" x 6'8" (1.76 x 2.05)

Panel bath, wash hand basin, low level wc.

Bedroom 3

5'3" x 6'8" (1.61 x 2.05)

Wooden double glazed window to front, radiator, built in cupboard.

Outside

To the front a paved driveway with gated access, well established gardens to rear, lawned area, patio, garage.

Material Information - Wigston

Verified Material Information

Asking price: Offers in region of £225,000

Council tax band: B

Council tax annual charge: £1652.49 a year (£137.71 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Off Street, On Street, Gated, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Road Map



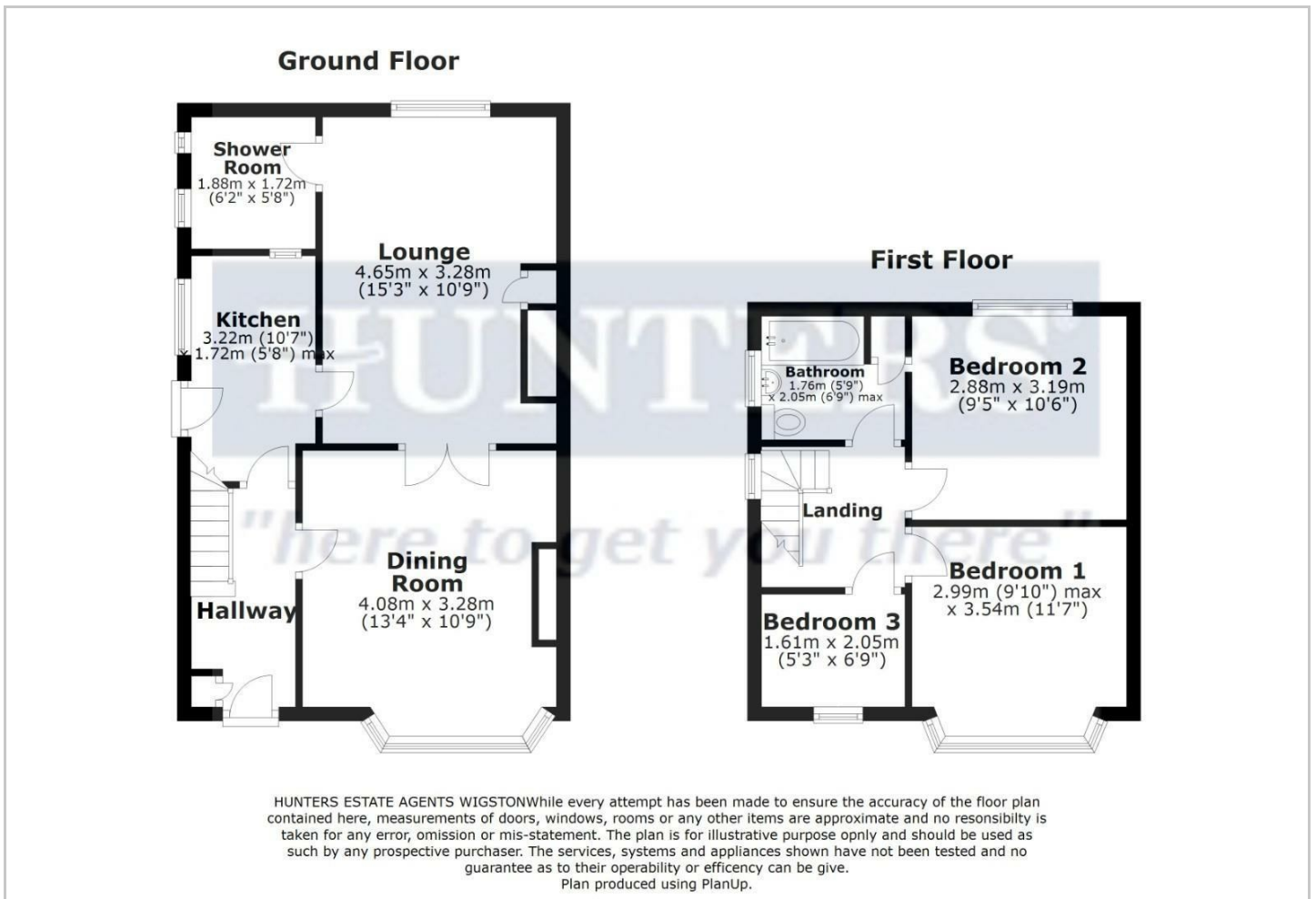
Hybrid Map



Terrain Map



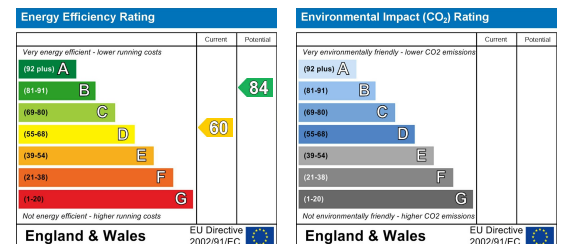
Floor Plan



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.