



Guilford Drive, Wigston

In Excess of £290,000 Freehold

A well-proportioned three-bedroom semi-detached home in Wigston featuring two reception rooms, a sun lounge, two shower rooms, driveway parking, and a mature rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Double Glazed Porch

Entered via a double-glazed door with windows to the front and side elevations.

Entrance Hall

Stairs to the first floor and an electric wall-mounted heater.

Reception Room One

11' 11" x 10' 6" (3.64m x 3.19m)

Wood effect laminate flooring, chimney breast with gas fire, surround and hearth, and coving to the ceiling.

Reception Room Two

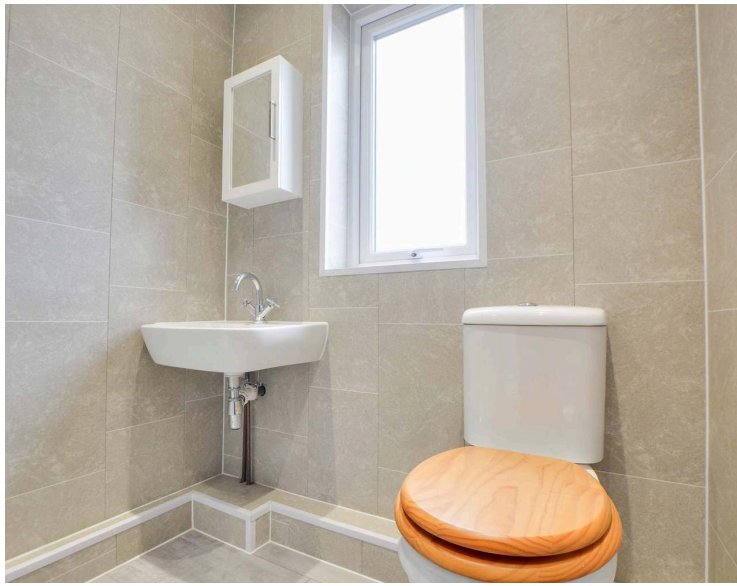
12' 0" x 10' 6" (3.67m x 3.20m)

Sliding patio doors to the rear garden, chimney breast with living flame gas fire and tiled hearth.

Kitchen

8' 9" x 5' 6" (2.67m x 1.67m)

Tiled floor, stainless steel sink with mixer tap, rolled edge laminate work surfaces, and an understairs cupboard.



Sun Lounge

13' 0" x 7' 9" (3.96m x 2.37m)

Wall-mounted lighting, radiator, and access to the rear garden, shower room, and garage.

Downstairs Shower Room

7' 5" x 6' 11" (2.25m x 2.10m)

Double shower cubicle, low-level WC, wash hand basin with under-basin storage, and laminated splashbacks.

First Floor Landing

Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

Double-glazed bay window to the front elevation, built-in wardrobes and radiator.

Bedroom Two

11' 1" x 9' 7" (3.37m x 2.91m)

Window to the rear elevation, built-in wardrobes, and a radiator.

Bedroom Three

8' 0" x 6' 7" (2.43m x 2.00m)

Double-glazed window to the front elevation and radiator.

Upstairs Shower Room

5' 11" x 5' 5" (1.80m x 1.64m)

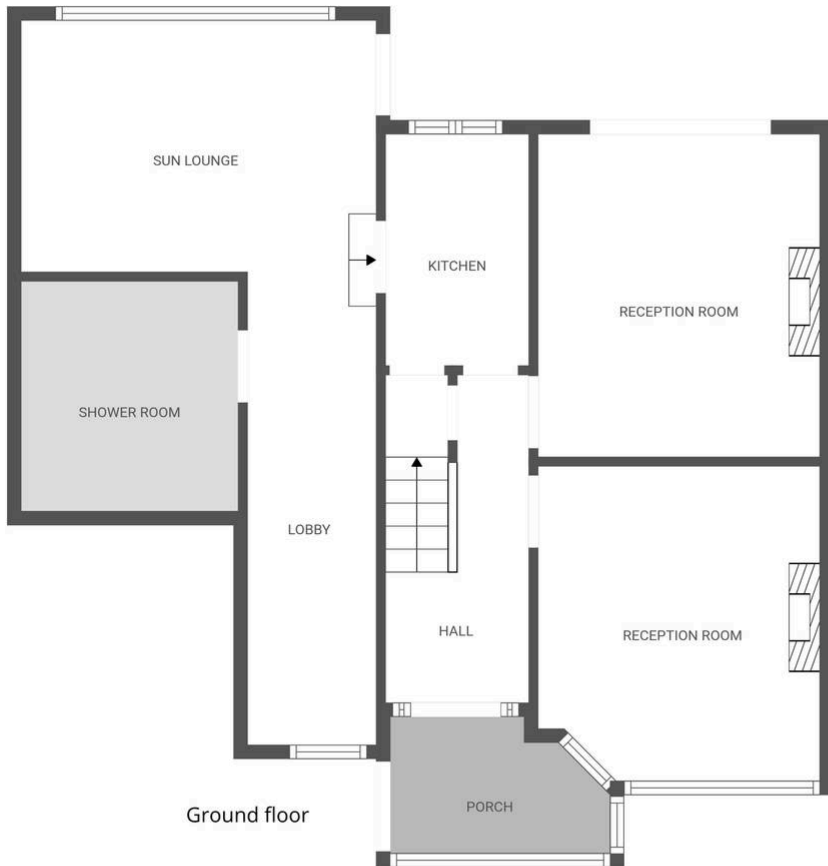
Double-glazed window to the rear elevation, corner shower cubicle, low-level WC, wash hand basin with storage, and fully laminated tile-effect walls.

Rear Garden

Patio area leading to a mature, established lawn, flower beds, and well-maintained fence perimeter.

Driveway

Slab and concrete driveway with flower beds.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.