



## Wigston Lane, Aylestone

Offers in Excess of £220,000 Freehold

Three-bedroom period terrace on popular Wigston Lane with two reception rooms, fitted kitchen, ground floor bathroom, first-floor shower room, driveway parking, rear garden and no chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
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### Reception Room One

12' 8" x 11' 11" (3.87m x 3.62m)

Entered via a hardwood front door with a leaded double-glazed window to the front elevation, this attractive reception room features a chimney breast incorporating an electric fire with a marble surround and hearth. Additional features include coving to the ceiling, a television point, a meter cupboard, a radiator, and a door providing access to the second reception room.

### Reception Room Two

12' 8" x 11' 11" (3.86m x 3.62m)

A versatile second reception room offering ample space for dining and entertaining. Natural light flows through the double-glazed window to the rear elevation. Features include a chimney breast, useful understairs storage cupboard, stairs rising to the first floor, a radiator, and an archway leading through to the fitted kitchen.



### **Kitchen**

15' 10" x 6' 11" (4.82m x 2.10m)

Fitted with a range of well-maintained wall and base units complemented by rolled-edge work surfaces incorporating a sink drainer with mixer tap. Additional features include tiled splashbacks, an inset four-ring gas hob with extractor hood above, an integrated oven, space for a freestanding fridge freezer, a double-glazed window to the side elevation, a door to the rear garden, and access to the utility lobby.

### **Utility Lobby**

6' 7" x 2' 11" (2.00m x 0.89m)

Providing plumbing for a washing machine and access to the ground-floor bathroom.

### **Ground Floor Bathroom**

8' 1" x 6' 7" (2.47m x 2.00m)

Benefiting from natural light via double-glazed windows to the side and rear elevations. Fitted with a three-piece suite comprising a bath with a shower over and a glazed shower screen, low-level WC, wash hand basin, fully tiled walls, and a radiator.

### **Landing**

Providing access to all first-floor accommodation.

### **Bedroom One**

14' 3" x 12' 0" (4.35m x 3.67m)

A spacious principal bedroom with a leaded double-glazed window to the front elevation, a chimney breast, and a radiator.

### **Bedroom Two**

11' 11" x 11' 3" (3.63m x 3.43m)

Featuring a double-glazed window to the rear elevation, chimney breast, built-in overstairs storage cupboard, and radiator.

### **Bedroom Three**

8' 0" x 7' 0" (2.44m x 2.13m)

Having a double-glazed window to the rear elevation and a radiator.

### **Shower Room**

5' 9" x 3' 8" (1.75m x 1.12m)

Fitted with a shower cubicle, low-level WC, wash hand basin, and tiled splashbacks.

### **Rear Garden**

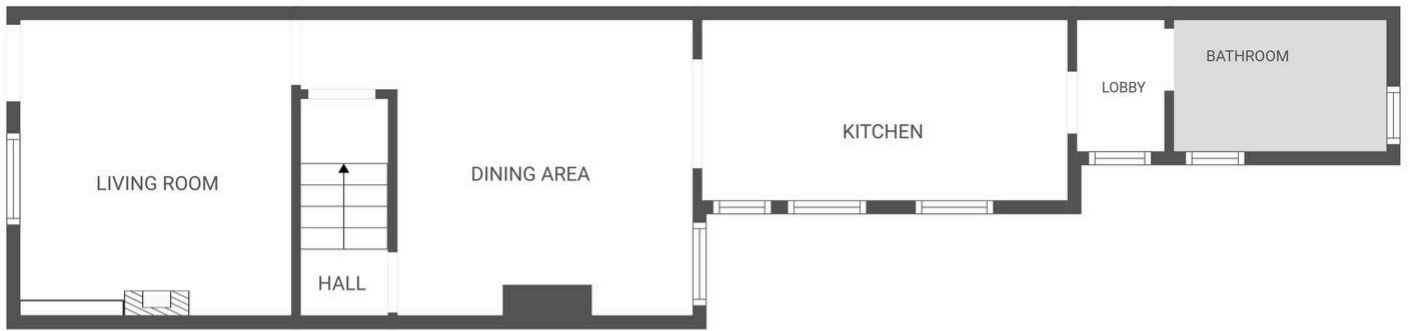
A patio seating area leads to a well-maintained lawn with mature and established flower beds and borders.

### **Driveway**

For one vehicle.



1st floor



Ground floor

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

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