



## Penzance Avenue, Wigston

Offers Over £260,000

Located within the Little Hill district of Wigston is this FOUR BEDROOM town house enjoying a charming kerb appeal with ample off road parking and well maintained front and rear gardens.

Council Tax band: C

Tenure: Freehold

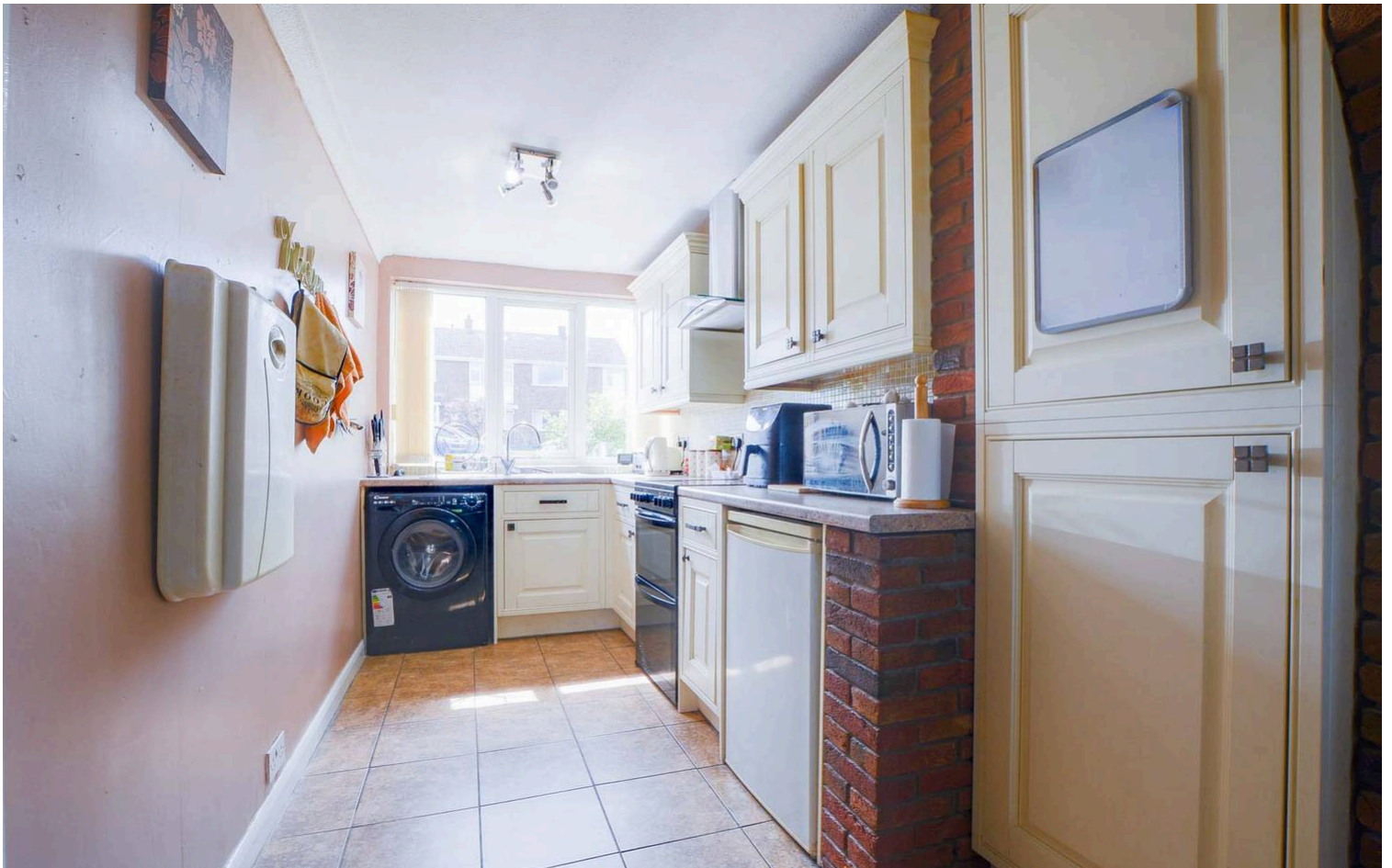
EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### **Entrance Hall**

With a double glazed door to the front elevation, wood effect floor, stairs to first floor, radiator.

### **Lounge** 13' 0" x 11' 8" (3.95m x 3.55m)

With double glazed window to the rear elevation, double glazed French doors to the rear elevation, wood effect floor, chimney breast with living flame gas fire, surround and hearth, TV point, radiator.

### **Kitchen** 21' 11" x 7' 5" (6.68m x 2.26m)

With double glazed window to the front elevation, wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for gas cooker, extractor hood, space for under counter fridge, breakfast bar, plumbing for washing machine, space for tumble dryer, service hatch to lounge, radiator.

### **Bedroom Four**

15' 9" x 8' 3" (4.79m x 2.51m)

With double glazed window to the front elevation.



### **First Floor Landing**

With loft access.

### **Bedroom One** 12' 5" x 10' 1" (3.78m x 3.08m)

With double glazed window to the rear elevation, built-in wardrobes, radiator.

### **Bedroom Two** 10' 6" x 9' 3" (3.20m x 2.81m)

With double glazed window to the front elevation, built-in cupboard, built-in wardrobe, radiator.

### **Bedroom Three** 13' 1" x 6' 9" (3.99m x 2.06m)

Maximum measurement. With double glazed window to the rear elevation, built-in cupboard, radiator.

### **Bathroom** 9' 11" x 5' 8" (3.03m x 1.72m)

With double glazed window to the front elevation, ball and claw bath with mixer shower tap over, low-level WC, wash hand basin with storage below, tiled floor, tiled walls, ladder style towel rail/radiator.

### **Front Garden**

With lawn area, paved driveway.

### **Rear Garden**

A charming rear garden with paved patio area, lawn, flowerbeds and shrubs, shed, fencing to perimeter.

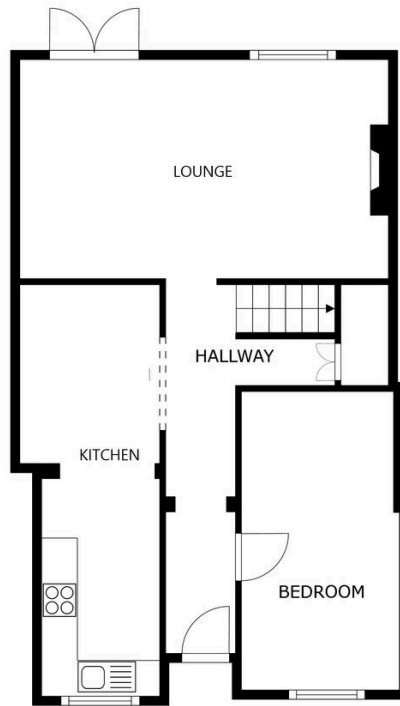
### **Driveway**

3 Vehicles.

### **Disclaimer:**

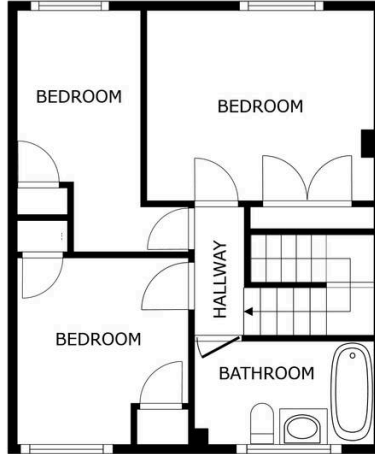
Please note that the property has undergone a kitchen extension and a garage conversion to create an additional bedroom. However, we do not hold any documentation to confirm whether the relevant planning permissions or building regulations approvals were obtained.

Prospective purchasers are advised to carry out their own due diligence and make the necessary enquiries with the local authority before proceeding.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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