



## Granville Road, Wigston

Offers Over £400,000 Freehold

A beautifully presented three-bedroom home with open-plan living, stylish kitchen, period features, south-facing garden, and driveway parking in a sought-after Oadby & Wigston location.





#### **Entrance Hall**

With stairs to the first floor landing, storage cupboard, tiled flooring, traditional-style radiator, dado rail.

#### **WC**

5' 3" x 5' 7" (1.60m x 1.70m)

With a double-glazed window to the side elevation, WC, wash hand basin, tiled flooring, radiator.

#### **Sitting Room**

14' 1" x 11' 2" (4.30m x 3.41m)

With a double-glazed bay window to the front elevation with window shutters, picture rail, a feature period-style fireplace, radiator.

#### **Open Plan Living Kitchen Dining Room**

24' 10" x 17' 8" (7.58m x 5.38m)

With a skylight lantern, double-glazed bi-fold doors to the rear elevation, inset ceiling spotlights. Seating Area with TV point and fireplace. Kitchen Area with a sink unit with a range of wall and base units with quartz work surfaces over, double oven, induction hob with filter hood over, fridge freezer, dishwasher, breakfast bar, built-in shelving, two tall radiators, underfloor heating, double-glazed door to the utility room.



**Utility Room**

10' 6" x 4' 6" (3.21m x 1.37m)

With a double-glazed door to the rear garden, double-glazed windows to the front elevation, plumbing for a washing machine.

**First Floor Landing**

With a double-glazed window to the side elevation, loft access with a pull-down ladder leading to a boarded loft space.

**Bedroom One**

14' 7" x 11' 2" (4.45m x 3.40m)

With a double-glazed bay window to the front elevation with window shutters, fitted wardrobes, period-style fireplace with tiled hearth and surround, part wood panelled walls, radiator.

**Bedroom Two**

12' 1" x 11' 2" (3.68m x 3.40m)

With a double-glazed window to the rear elevation, period-style fireplace, radiator.

**Bedroom Three**

7' 6" x 6' 10" (2.28m x 2.08m)

With a double-glazed window to the front elevation, radiator.









### **Shower Room**

7' 10" x 6' 7" (2.40m x 2.00m)

With a double-glazed window to the rear elevation with window shutters, twin sinks with vanity unit, walk-in style shower with tiled walls and built-in tiled shelf, rainforest shower head and hand-held shower, WC, part tiled walls, tiled flooring, heated towel rail.

### **Front Garden**

With hedging providing privacy and a lawn area with shrub borders.

### **Rear Garden**

A south-facing rear garden with a paved patio seating area with outside lighting, outside storage shed, side access, shaped lawn area, hedging, walled perimeter, raised circular seating area to the rear, gravelled area, water feature and barbecue.

### **Driveway**

Block paved driveway providing off-road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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