



Cornwall Road, Wigston

£250,000 Freehold

Modern semi-detached property with fitted kitchen, ground floor shower room, generous lounge, three bedrooms, block paved driveway, car port, and landscaped garden - ideal family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Hall

with stairs to the first floor, tiled flooring, radiator.

Lounge

14' 2" x 6' 4" (4.31m x 1.93m)

with double glazed window to front and side elevations, fireplace with marble surround, oak flooring, and radiator.

Kitchen

10' 0" x 9' 3" (3.06m x 2.82m)

with door to conservatory, under stairs pantry with meters, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and electric hob, built-in washing machine, built-in fridge and freezer, tiled floor, radiator.



Conservatory

15' 11" x 13' 0" (4.84m x 3.97m)

with double glazed door to rear garden, double glazed window to rear elevation.

Shower Room

6' 0" x 5' 7" (1.84m x 1.69m)

with double glazed window to rear elevation, walk-in double shower cubicle with electric shower, low level WC, wash hand basin, mirror, tiled walls, extractor fan, tiled floor, heated towel rail.

First Floor Landing

with loft access.

Bedroom One

13' 8" x 8' 9" (4.16m x 2.66m)

length measurement is 4.16m plus wardrobe space. With double glazed window to front elevation, fitted wardrobes, picture rail, radiator.

Bedroom Two

14' 9" x 7' 11" (4.49m x 2.41m)

with double glazed windows to rear and side elevations, radiator.

Bedroom Three

8' 6" x 7' 10" (2.60m x 2.39m)

With double glazed window to rear elevation, radiator.

Rear Garden

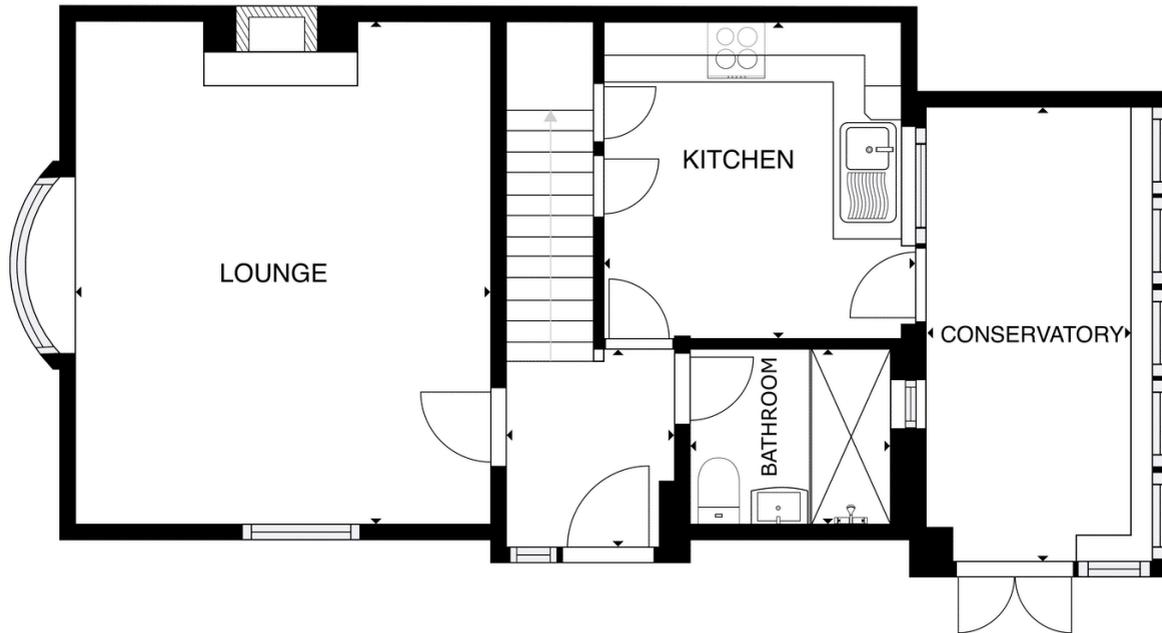
Paved patio, paved path leading into seated paved area with pergola, shed with power and lighting, and a slate-chipped rear garden with fencing to perimeter.

Driveway

Block paved driveway for two cars

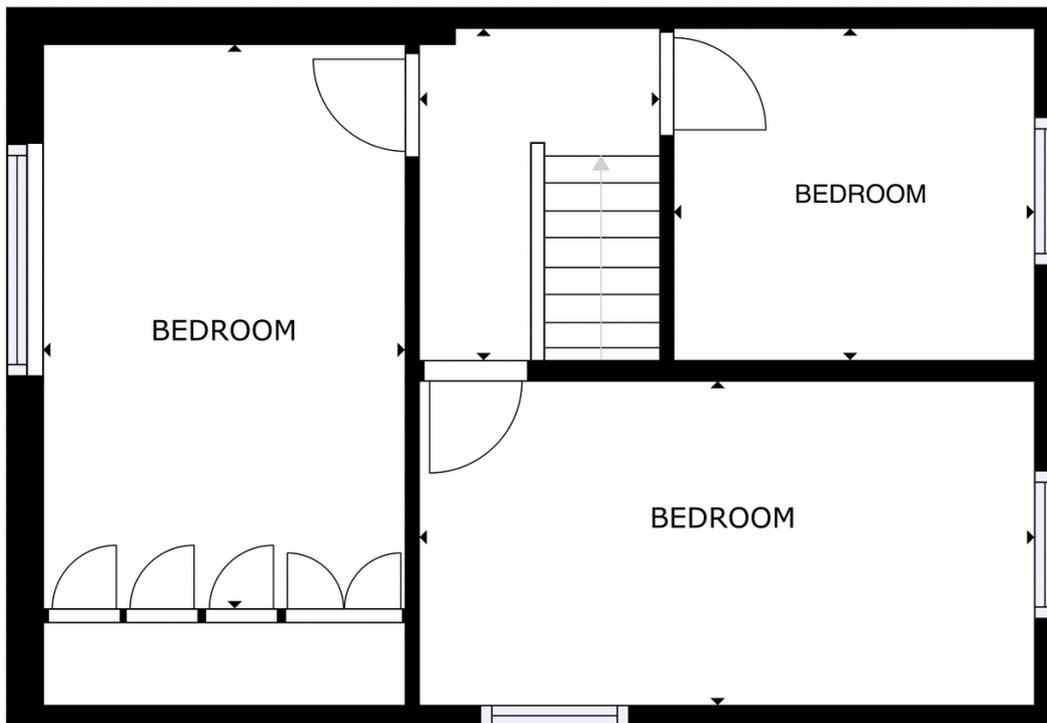
Carport

Car port to side with power and lighting and tap



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 582 sq ft, FLOOR 2: 426 sq ft
 TOTAL: 1008 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 582 sq ft, FLOOR 2: 426 sq ft
 TOTAL: 1008 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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