

## Cornwall Road, Wigston

£260,000 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







### **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.

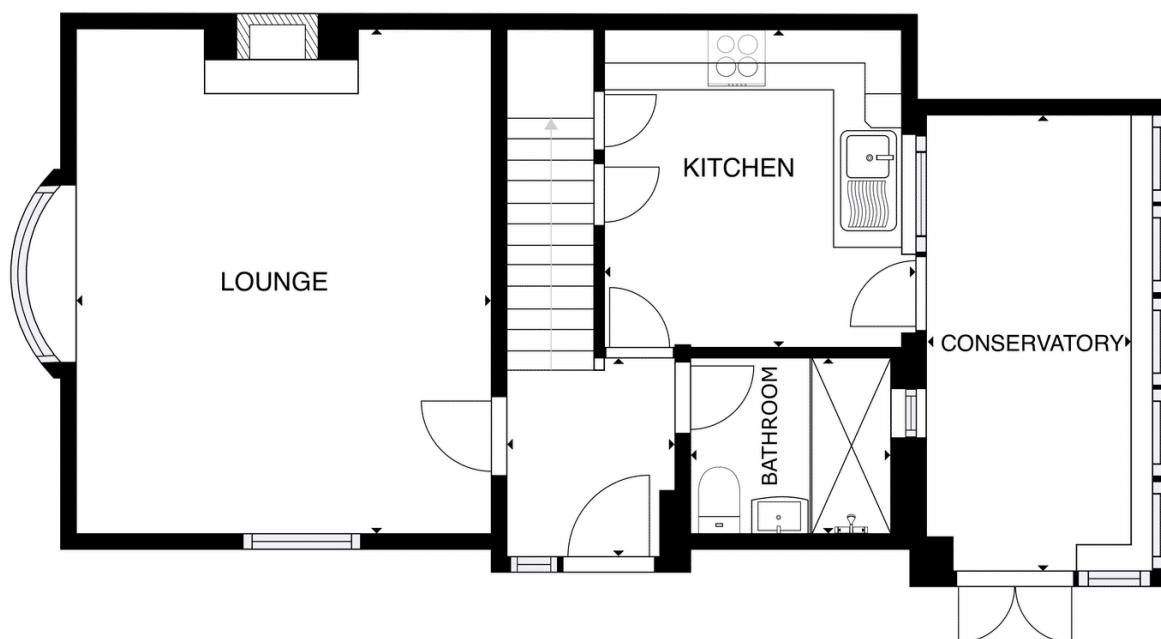
### **Driveway & Carport**

With block paved driveway to the front. Carport to the side of the property with power, lighting and a tap.

### **Rear Garden**

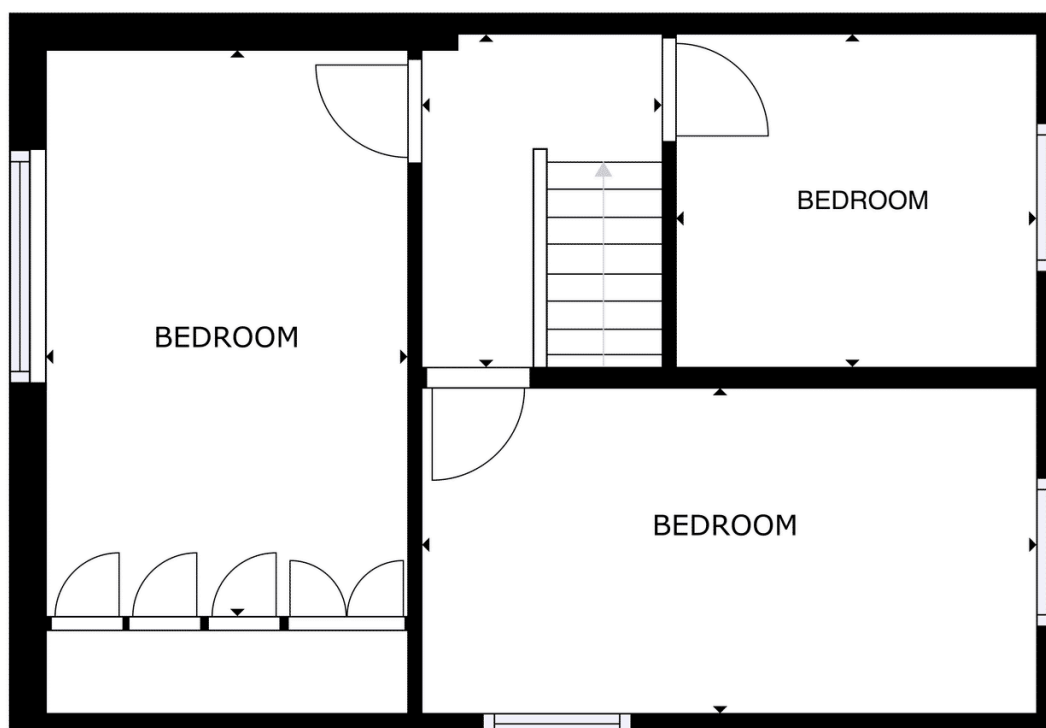
Paved patio, paved path leading into seated paved area with pergola, shed with power and lighting, and a slate-chipped rear garden with fencing to perimeter.





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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