



Brixham Drive, Wigston

Offers in Excess of £265,000 Freehold

A 2-bedroom detached bungalow on the Wigston/West Knighton border. Offered with no chain, featuring a lounge, conservatory, garage, and driveway. Perfect for cosmetic updating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Porch

Entered via a double-glazed front door, leading to a welcoming hallway.

Entrance Hall

Provides access to all accommodation and features a radiator.

Reception Room

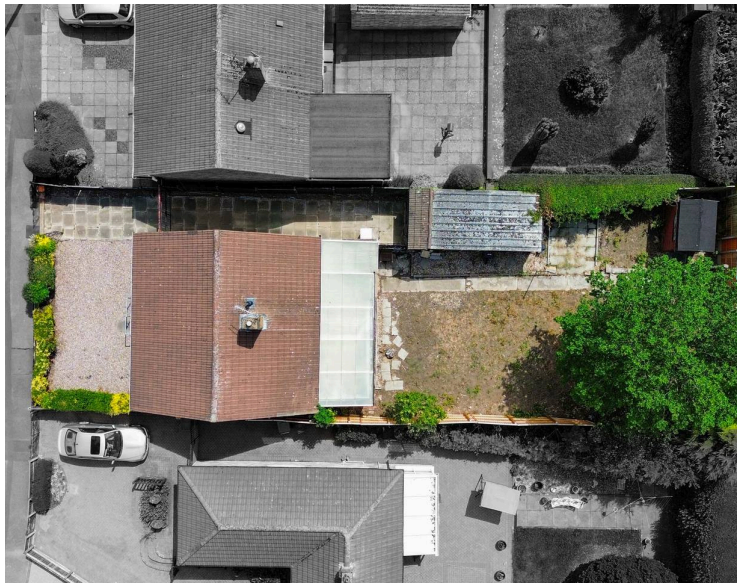
14' 5" x 12' 1" (4.40m x 3.68m)

Features an electric fire on the left-hand side with surround and hearth. Allows natural light to flow through a UPVC double-glazed window to the rear elevation. Includes a television point and a radiator.

Kitchen

12' 4" x 8' 0" (3.76m x 2.43m)

Features natural light flowing through a double-glazed window to the rear elevation and a UPVC double-glazed door providing access to the lean-to. Comprises a range of well-maintained base and wall units accompanied by a wood-effect, roll-edge laminated work surface incorporating a stainless steel sink, drainer, and mixer tap. Also features tiled splashbacks and a built-in cupboard.



Conservatory/Lean To

20' 3" x 8' 4" (6.18m x 2.55m)

Natural light flows through UPVC double-glazed windows to the rear elevation. Features a double-glazed door providing views and access to the rear garden, and includes a built-in cupboard.

Bedroom One

11' 0" x 10' 1" (3.36m x 3.07m)

Having natural light flowing through a UPVC double-glazed window to the front elevation and a radiator.

Bedroom Two

10' 11" x 10' 0" (3.34m x 3.04m)

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

Shower Room

5' 11" x 5' 3" (1.80m x 1.61m)

Features an obscured UPVC double-glazed window to the side elevation, ceramic tiled flooring, and a shower with a shower head over and a shower screen. Includes a low-level WC, a wash hand basin with under-basin storage, and fully tiled walls.

Front Garden

Consists of a front patio garden with flower beds and gated access.

Rear Garden

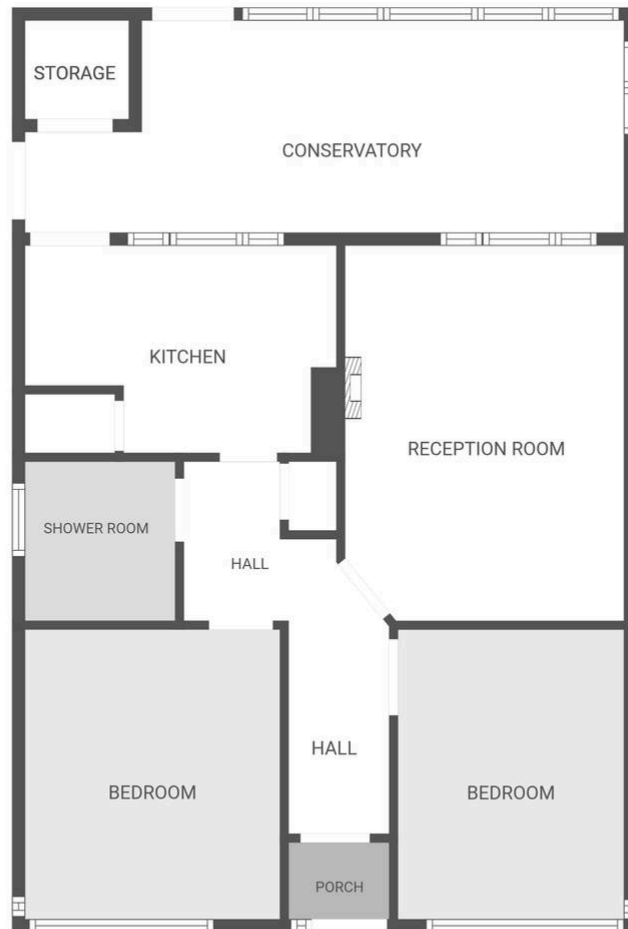
Patio area with well-maintained fenced boundaries. The garden is currently without a lawn, offering the opportunity for re-turfing or landscaping to suit individual preferences.

Garage

Sectional Garage

Driveway

Car standing providing off-road parking for up to three compact vehicles.



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

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