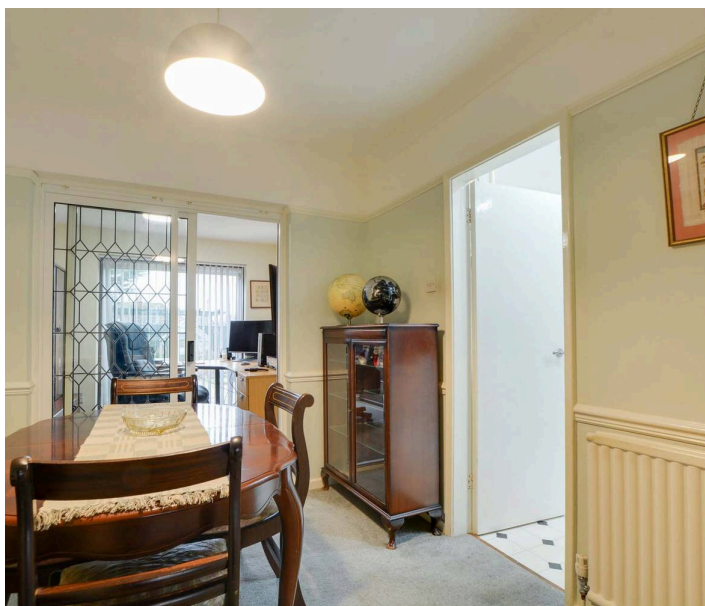


## Ashbourne Road, Wigston

In Excess of £295,000 Freehold

Traditional three-bedroom semi on Ashbourne Road with three reception areas, fitted kitchen, four-piece bathroom, driveway, garage and established rear garden in a popular Wigston location.





#### **Porch**

Entered via a double-glazed door, having double-glazed windows to front and side elevations and a door providing access to the hall.

#### **Entrance Hall**

Having meter cupboards, stairs providing access to the first-floor landing, and a radiator.

#### **Reception Room / Lounge**

16' 8" x 10' 9" (5.09m x 3.28m)

A light and airy living room enjoying plenty of natural light from the double-glazed bay window to the front elevation. The room features a stained oak floor surround with a bespoke fitted carpet inset, along with coving to the ceiling, picture rail and dado rail. An electric convector fire with flame effect, with marble surround and hearth, creates a focal point, with a television point, radiator, and double doors leading through to the dining room.

#### **Reception Room / Dining Room**

9' 1" x 8' 6" (2.77m x 2.60m)

Having coving to the ceiling, picture rail, dado rail, radiator, and double-glazed patio doors providing access to the study/reception room.

#### **Reception Room / Study**

9' 3" x 8' 3" (2.83m x 2.51m)

Allowing plenty of natural light to flow through the double-glazed patio doors to the rear elevation, additional light coming through the double-glazed window to the side elevation, and a radiator.



### **Fitted Kitchen**

13' 2" x 8' 1" (4.01m x 2.47m)

Providing plenty of natural light through the double-glazed window to the rear elevation, and also having a double-glazed door providing access to the rear garden. Features vinyl flooring, a range of well-maintained base and wall units accompanied by granite-effect rolled-edge laminated work surfaces incorporating a sink drainer and mixer tap, tiled splashbacks, integrated appliances including an inset four-ring gas hob and oven with extraction hood over, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge, and an under-stairs cupboard, together with a radiator.

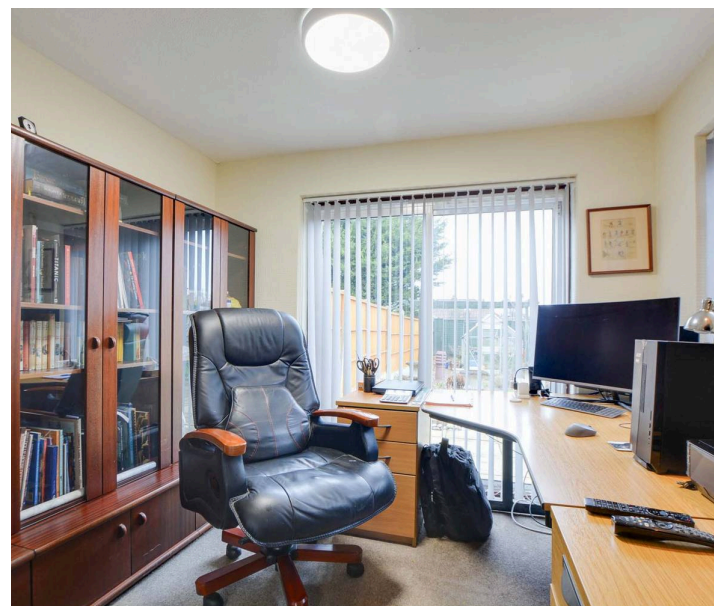
### **First Floor Landing**

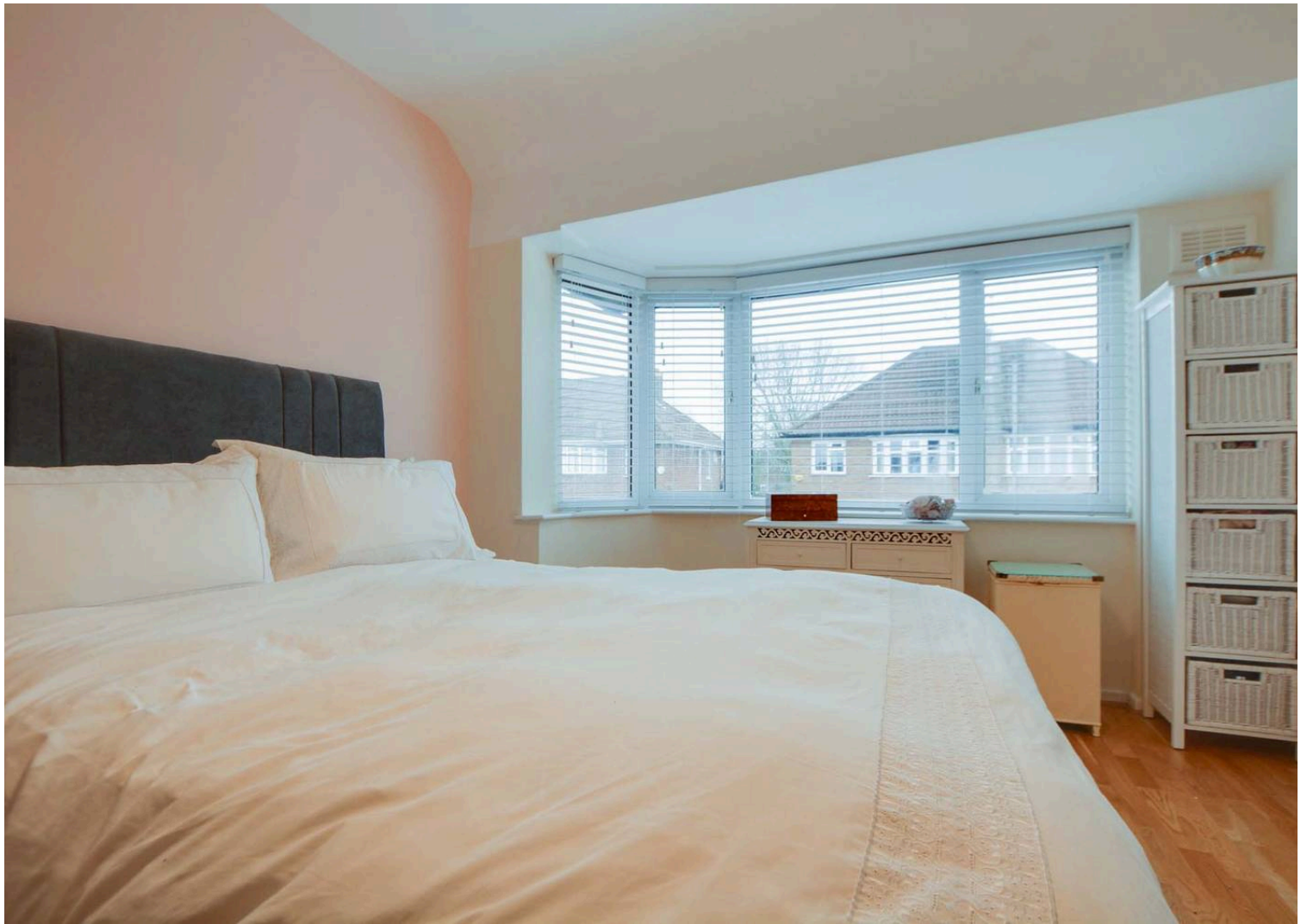
Having a double-glazed window to the side elevation and a loft inspection hatch.

### **Bedroom One**

14' 0" x 10' 0" (4.27m x 3.05m)

Having natural light flowing through the double-glazed window to the front elevation, also featuring natural oak laminate flooring, built-in sliding door wardrobes, and a radiator.









### **Bedroom Two**

12' 4" x 8' 2" (3.76m x 2.50m)

Having natural light coming through the double-glazed window to the rear elevation, also featuring built-in sliding door wardrobes, natural oak laminate flooring, and a radiator. Includes a built-in cupboard incorporating the wall-mounted boiler.

### **Bedroom Three**

7' 9" x 6' 9" (2.36m x 2.06m)

Having natural light coming through the double-glazed window to the front elevation, also featuring natural oak laminate flooring and a radiator.

### **Bathroom**

7' 7" x 5' 5" (2.31m x 1.65m)

Having natural light coming through the double-glazed window to the rear elevation. Features wood-effect flooring, a corner bath, a separate shower cubicle with a sliding glazed door and a shower head over, a low-level WC, a wash hand basin with under-basin storage, tiled splashbacks, and a radiator.

### **Rear Garden**

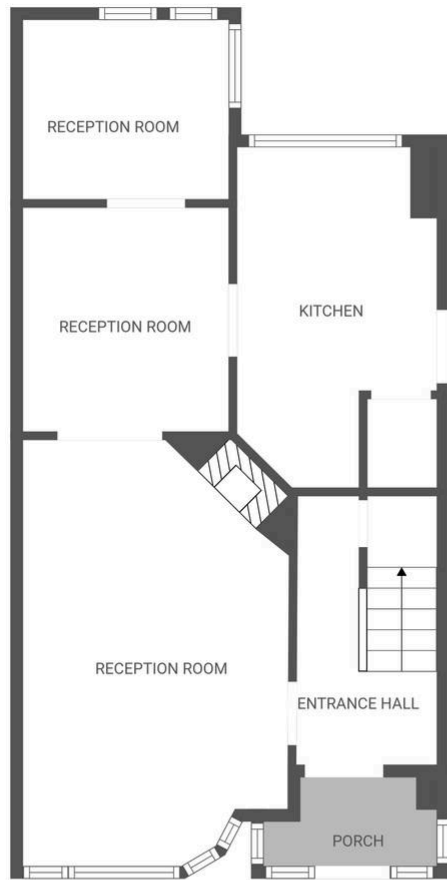
Consists of a slab patio seating area leading to a well-maintained lawn, mature and established flower beds, and well-maintained fenced perimeter borders.

### **Driveway**

A block-paved driveway that can cater for two vehicles

### **Garage**

A detached garage.



Ground floor



1st floor

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





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: D

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



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.