



## Saxondale Road, Wigston

£235,000 Freehold

Available with no upward chain, this 3-bedroom home in Wigston offers a driveway, integral garage, modern shower room, and a generous rear garden, making it ideal for first-time buyers or families.

Council Tax band: B

Tenure: Freehold

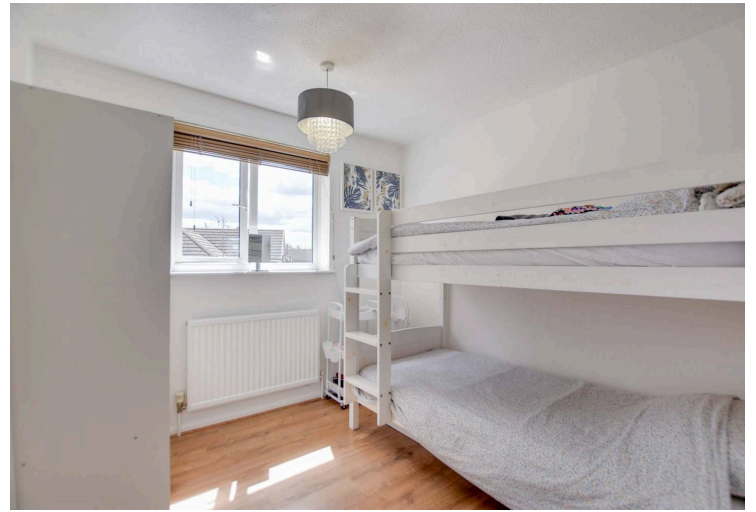
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



0116 288 4888





**Entrance Lobby**

Internal door to the living room.

**Living Room**

14' 5" x 11' 2" (4.40m x 3.40m)

Double-glazed window to front elevation, stairs to first floor, TV point, wooden flooring, and radiator

**Dining Room**

7' 3" x 6' 7" (2.22m x 2.00m)

Double-glazed French doors to the rear garden, lino flooring, radiator, and archway through to the kitchen

**Kitchen**

8' 6" x 6' 3" (2.60m x 1.90m)

Double-glazed window to rear elevation, sink and drainer unit, range of wall and base units with work surfaces over, gas cooker point, plumbing for washing machine, wall-mounted boiler, space for fridge freezer, and lino flooring.



### **First Floor Landing**

Loft access and radiator.

### **Bedroom One**

12' 10" x 10' 10" (3.90m x 3.30m)

Double-glazed window to the rear elevation and radiator.

### **Bedroom Two**

11' 5" x 8' 6" (3.47m x 2.59m)

Double-glazed window to the front elevation and radiator

### **Bedroom Three**

8' 10" x 8' 6" (2.68m x 2.60m)

Double-glazed window to the front elevation and radiator.

### **Shower Room**

Double-glazed window located on the rear elevation, tiled flooring, A walk-in tiled shower cubicle equipped with both an overhead rainfall shower and a handheld attachment, a low-level WC, a wash hand basin and a heated chrome towel rail.

### **Front Garden**

Driveway leading to garage with paved and cobbled front garden and hedging to the side

### **Rear Garden**

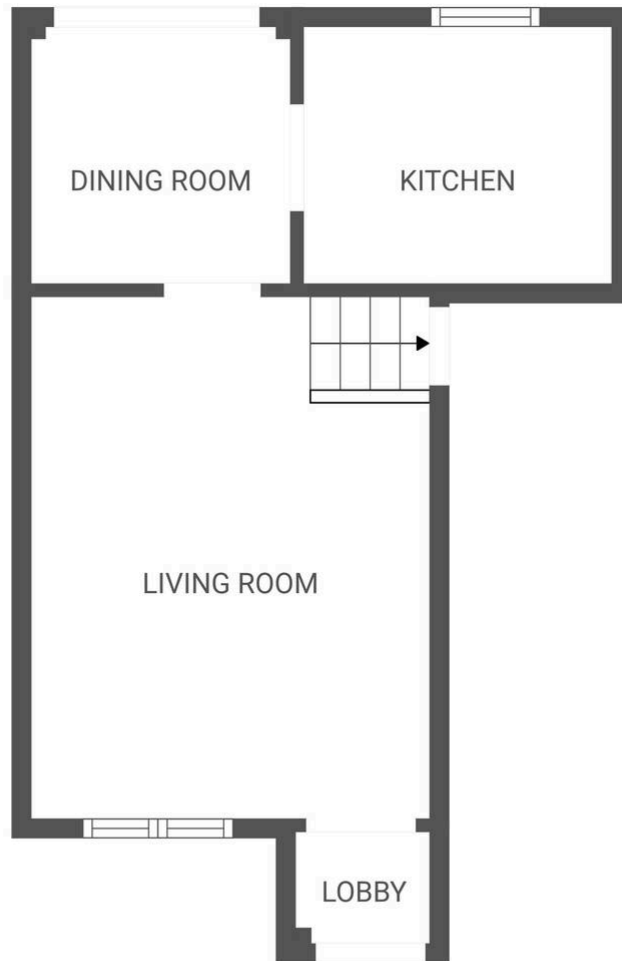
Paved patio leading to a mainly lawned rear garden with fencing to the perimeter, rear door to garage, outside power point, lighting, and a tap

### **Driveway**

Capacity for one car

### **Garage**

5.8m x 2.4m. Up and over door to front elevation, rear door to garden, power, and lighting



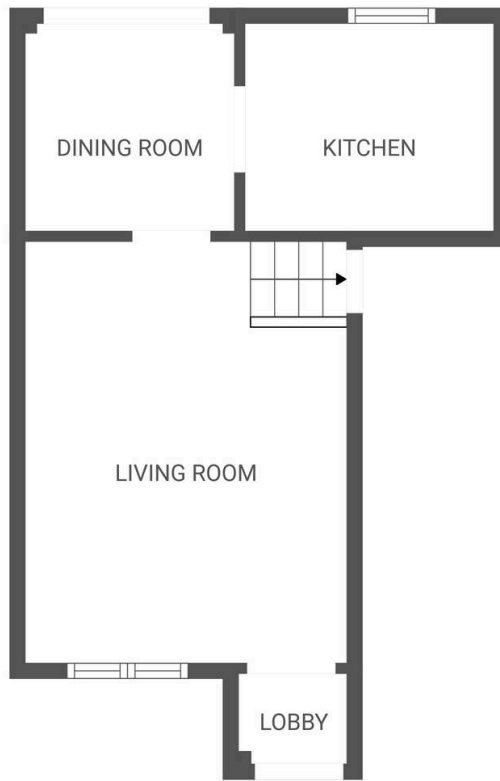
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