



## Godwin Avenue, Wigston

£320,000 Freehold

An extended three-bedroom semi-detached home on a generous plot in Wigston, offered with no upward chain. Featuring spacious living areas, off-road parking, garage and a mature rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Entrance Lobby**

Entered via a double-glazed door; includes stairs to the first-floor landing and access to reception room one.

### **Reception Room One**

13' 1" x 11' 10" (3.99m x 3.61m)

Features a double-glazed bay window to the front elevation, a chimney breast with an electric fire, surround and hearth, a TV point, and a radiator.

### **Reception Room Two**

16' 3" x 10' 11" (4.96m x 3.34m)

Features a double-glazed window to the rear elevation and double-glazed French doors to the garden. Includes a chimney breast with an electric fire and marble hearth, TV point, and a radiator.



### **Dining Kitchen**

20' 3" x 8' 8" (6.16m x 2.63m)

Features double-glazed windows to the front and side elevations. Includes a range of base and wall units with wood-effect laminate work surfaces, stainless steel sink and drainer, space for a free-standing four-ring gas hob/oven, wall-mounted boiler, and plumbing for a washing machine.

### **Downstairs WC**

5' 7" x 5' 3" (1.70m x 1.60m)

Located off the kitchen lobby, it features a double-glazed window to the side elevation and a low-level WC.

### **First Floor Landing**

Includes a double-glazed window to the side elevation.

### **Bedroom One**

11' 8" x 9' 6" (3.55m x 2.90m)

Includes a double-glazed bay window to the front elevation, built-in wardrobes, and a radiator.

### **Bedroom Two**

9' 9" x 9' 7" (2.97m x 2.92m)

Includes a double-glazed window to the rear elevation, a built-in cupboard, and a radiator.

### **Bedroom Three**

6' 7" x 6' 3" (2.00m x 1.90m)

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

### **Shower Room**

6' 6" x 5' 6" (1.97m x 1.68m)

Features an obscure double-glazed window to the rear, a shower cubicle with a screen, a low-level WC, and a wash hand basin, all with fully tiled walls.

### **Rear Garden**

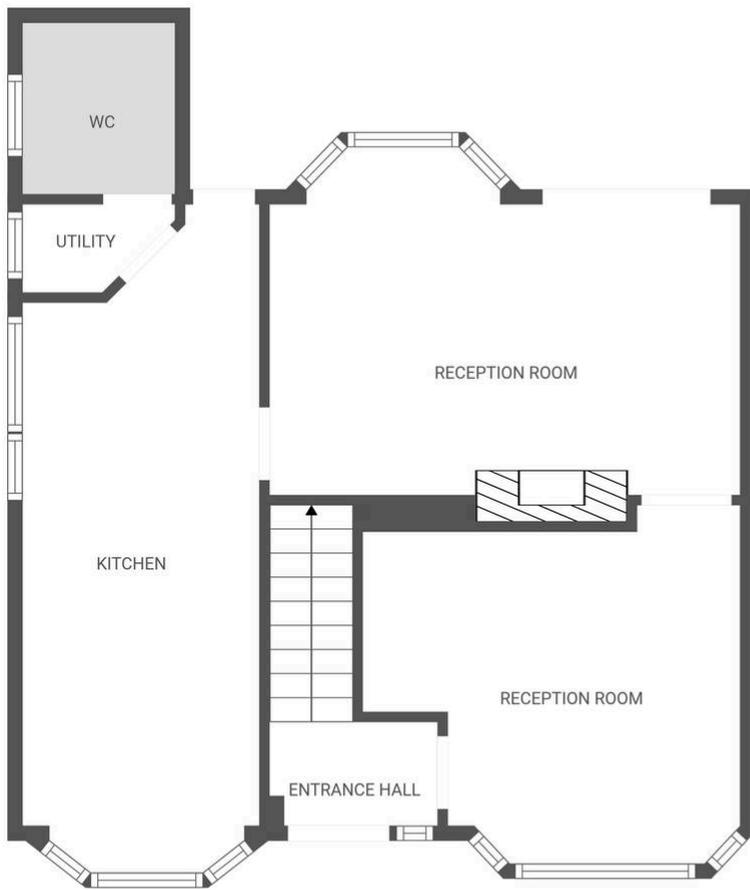
A large rear garden featuring a slab patio seating area, lawn, mature flower beds, and a well-maintained fenced perimeter.

### **Driveway**

Low-maintenance frontage with a driveway.

### **Garage**

Detached from the property.



Ground floor



1st floor

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

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