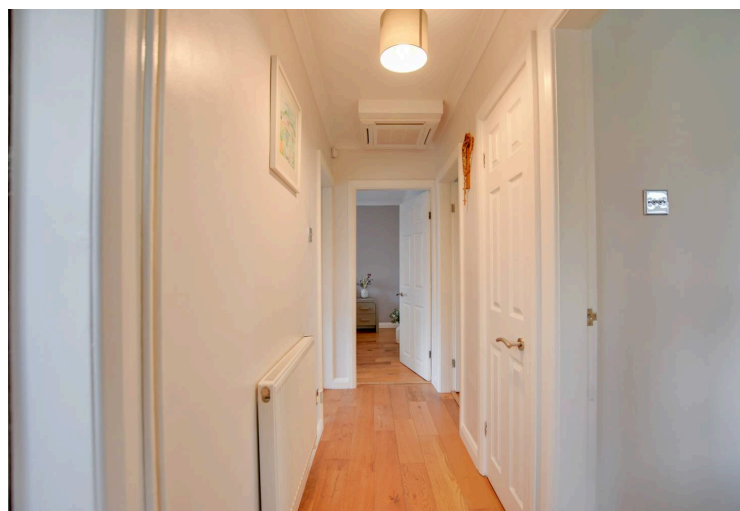




Sherford Close, Wigston

£260,000 Freehold

Stylish 2-bed semi-detached corner plot bungalow in Wigston. Features a modern kitchen, shower room, air conditioning, double driveway, garage & rear decked garden. Ideal for downsizing.





Entrance Hall

Entrance hall with storage cupboard, airing cupboard, air conditioning unit, oak flooring, and radiator.



Living Room

12' 2" x 10' 6" (3.70m x 3.20m)

With double-glazed bay window to the front elevation, moving-flame-effect electric fire surround, oak flooring, and radiator.

Kitchen Breakfast Room

15' 5" x 8' 10" (4.70m x 2.70m)

Double-glazed windows on the front and side elevations; stainless steel sink and drainer unit; range of wall and base units with solid wood work surfaces, gas cooker point with chimney hood over, cupboard housing boiler, plumbing for washing machine, breakfast bar, and radiator.





Bedroom One

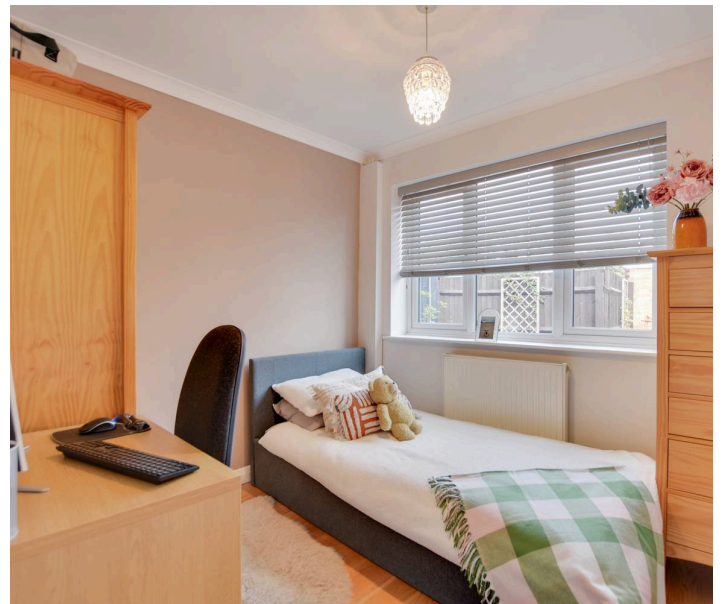
11' 10" x 9' 6" (3.60m x 2.90m)

With double-glazed French doors to the rear garden, built-in double wardrobe, loft access with a partly boarded loft, TV point, oak flooring, and radiator.

Bedroom Two

8' 6" x 7' 10" (2.60m x 2.40m)

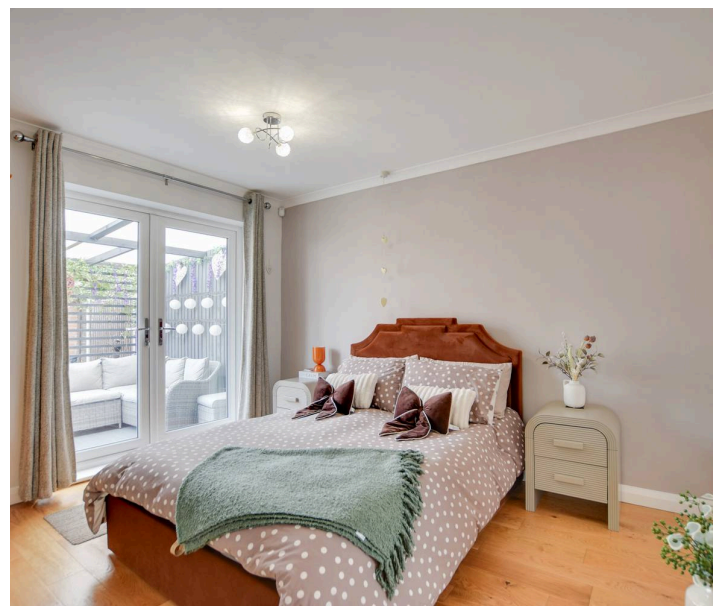
With a double-glazed window to the rear elevation, oak flooring, and a radiator.



Shower Room

7' 10" x 4' 3" (2.40m x 1.30m)

With double-glazed window to side elevation, walk-in double shower cubicle, wash hand basin, low-level WC, extractor fan, cupboard, LVT flooring, and heated towel rail.









Front Garden

Mainly lawned front garden to the front and the side, paved pathway to the front storm porch, seating area, and tap.

Rear Garden

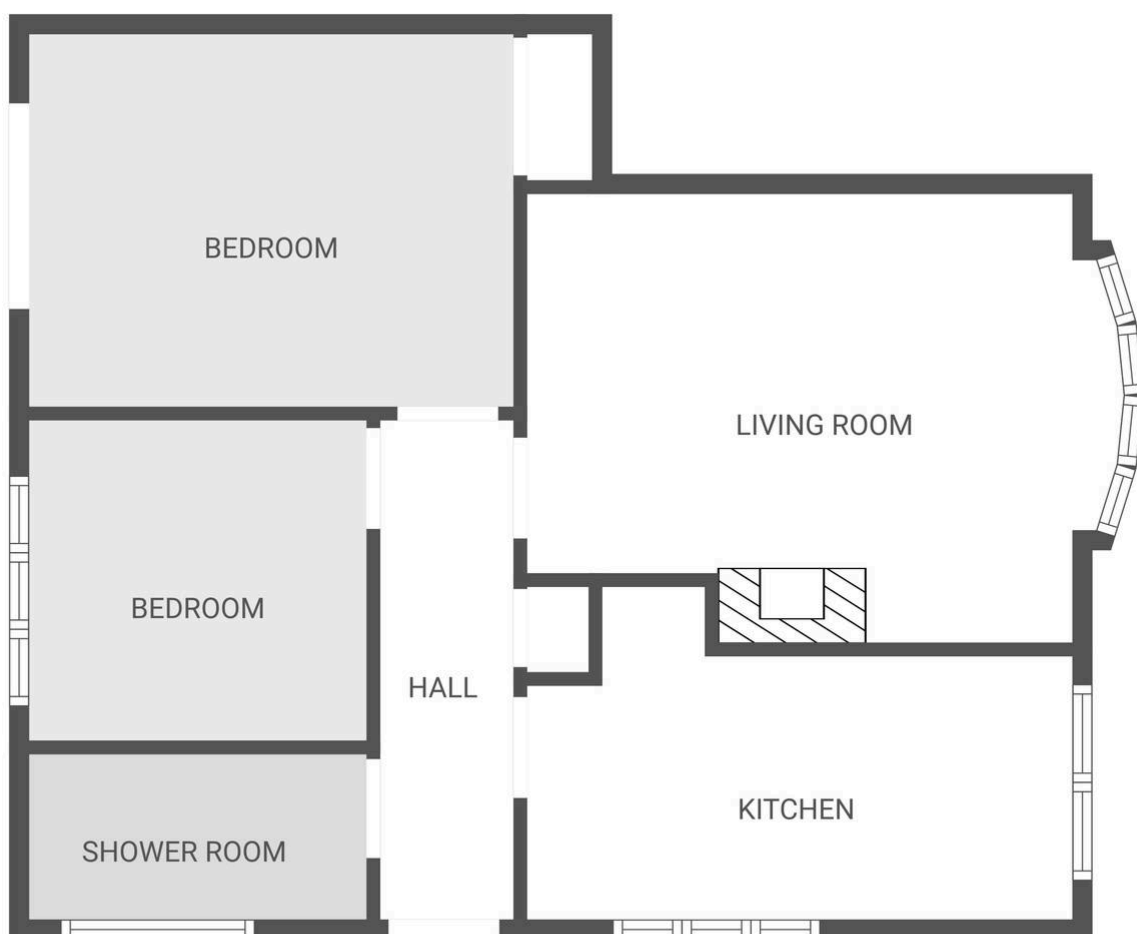
Raised decked covered seating area, enclosed fenced, mainly slated garden, outside lighting, outside tap, gate to front access.

Driveway

The driveway is a double-width driveway for 2 cars and has gated access and space for a campervan or caravan.

Garage

The garage measures 4.8m by 2.5m, with an up-and-over door to the front elevation, power and lighting.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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