



Westerby Close, Wigston

Offers in Excess of £290,000 Freehold

A three-bedroom semi-detached home positioned within a popular area of Wigston. Offering excellent potential for modernisation, with a generous kitchen, garage, ample parking and a mature rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Porch

Providing access to a welcoming entrance hall.

Living Room

20' 0" x 12' 4" (6.10m x 3.76m)

Allowing plenty of natural light to flow through the double-glazed bowed window on the front elevation. Also having a living flame gas fire with marble surround and hearth, coving to the ceiling, a television point, a radiator, and folding doors providing access to the dining room.

Dining Room

9' 9" x 9' 0" (2.96m x 2.74m)

Having natural light flowing through the double-glazed patio doors, providing views and access to the rear garden, a radiator, and a door providing access to the kitchen.



Kitchen

19' 11" x 8' 6" (6.06m x 2.58m)

Having natural light flowing through the double-glazed windows on the side and rear elevations. Featuring ceramic tiled flooring, a range of base and wall units completed by roll-edge laminated work surfaces incorporating a stainless steel sink, drainer, and mixer tap. We also have tiled splashbacks. Integrated appliances include an inset four-ring gas hob and an integrated double oven. We have space for a fridge, plumbing for a washing machine, and a radiator.

Landing

First-floor landing with natural light flowing through the double-glazed window to the side elevation.

Bedroom One

13' 3" x 9' 11" (4.03m x 3.02m)

Having natural light flowing through the double-glazed window to the front elevation, featuring built-in wardrobes and a radiator.

Bedroom Two

11' 10" x 6' 8" (3.60m x 2.03m)

Having a double-glazed window to the rear elevation, built-in wardrobes, and a radiator.

Bedroom Three

6' 9" x 6' 8" (2.07m x 2.02m)

Having natural light flowing through the double-glazed window to the front elevation, also having a built-in wardrobe and a built-in over-stairs cupboard.

Shower Room

6' 9" x 6' 8" (2.07m x 2.02m)

Having an obscured double-glazed window to the rear elevation, a shower cubicle with a shower screen and a shower head over, a low-level WC, a wash hand basin, fully tiled walls, and a feature chrome wall-mounted radiator.

Rear Garden

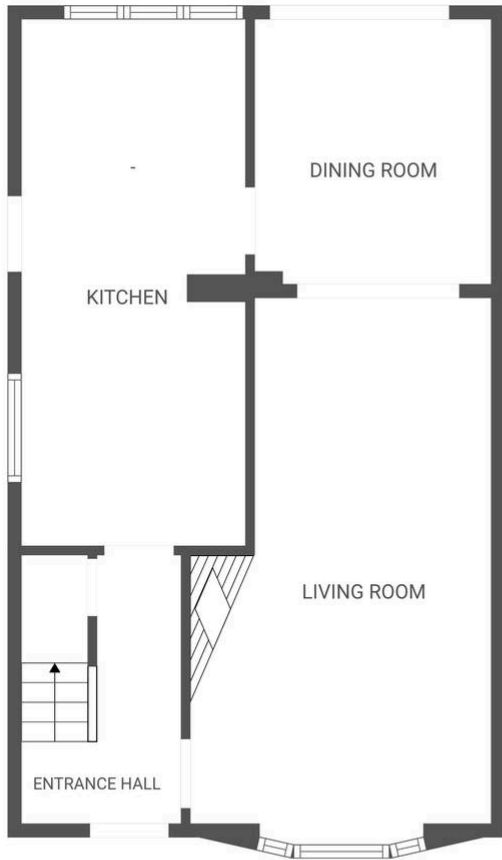
To the rear of the property, there is a slab patio leading to a well-maintained lawn, mature and established flower beds, and fenced perimeter borders.

Driveway

A paved frontage providing off-road parking for three, possibly four cars, providing access to a garage.

Garage

for one vehicle.



Ground floor



1st floor

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

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