



Wigston Lane, Aylestone

Offers Over £210,000 Freehold

Three-bedroom period terrace on popular Wigston Lane with two reception rooms, fitted kitchen, ground floor bathroom, first-floor shower room, driveway parking, rear garden and no chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Reception Room One

12' 8" x 11' 11" (3.87m x 3.62m)

Entered via a hardwood front door with a leaded double-glazed window to the front elevation, this attractive reception room features a chimney with a marble surround and hearth. Additional features include coving to the ceiling, a television point, a meter cupboard, a radiator, and a door providing access to the second reception room.

Reception Room Two

12' 8" x 11' 11" (3.86m x 3.62m)

A versatile second reception room offering ample space for dining and entertaining. Natural light flows through the double-glazed window to the rear elevation. Features include a chimney breast, useful understairs storage cupboard, stairs rising to the first floor, a radiator, and an archway leading through to the fitted kitchen.



Kitchen

15' 10" x 6' 11" (4.82m x 2.10m)

Fitted with a range of well-maintained wall and base units complemented by rolled-edge work surfaces incorporating a sink drainer with mixer tap. Additional features include tiled splashbacks, an inset four-ring gas hob with extractor hood above, an integrated oven, space for a freestanding fridge freezer, a double-glazed window to the side elevation, a door to the rear garden, and access to the utility lobby.

Utility Lobby

6' 7" x 2' 11" (2.00m x 0.89m)

Providing plumbing for a washing machine and access to the ground-floor bathroom.

Ground Floor Bathroom

8' 1" x 6' 7" (2.47m x 2.00m)

Benefiting from natural light via double-glazed windows to the side and rear elevations. Fitted with a three-piece suite comprising a bath with a shower over and a glazed shower screen, low-level WC, wash hand basin, fully tiled walls, and a radiator.

Landing

Providing access to all first-floor accommodation.

Bedroom One

14' 3" x 12' 0" (4.35m x 3.67m)

A spacious principal bedroom with a leaded double-glazed window to the front elevation, a chimney breast, and a radiator.

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

Featuring a double-glazed window to the rear elevation, chimney breast, built-in overstairs storage cupboard, and radiator.

Bedroom Three

8' 0" x 7' 0" (2.44m x 2.13m)

Having a double-glazed window to the rear elevation and a radiator.

Shower Room

5' 9" x 3' 8" (1.75m x 1.12m)

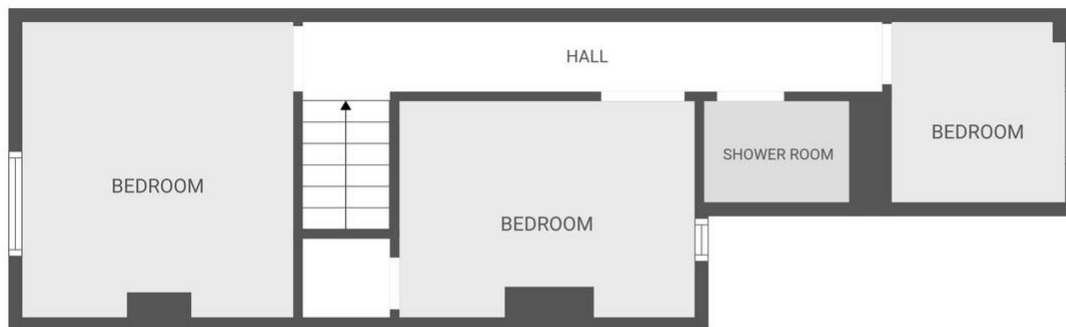
Fitted with a shower cubicle, low-level WC, wash hand basin, and tiled splashbacks.

Rear Garden

A patio seating area leads to a well-maintained lawn with mature and established flower beds and borders.

Driveway

For one vehicle.



1st floor



Ground floor

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

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.