



Brixham Drive, Wigston

Offers Over £245,000 Freehold

A 2-bedroom detached bungalow on the Wigston/West Knighton border. Offered with no chain, featuring a lounge, conservatory, garage, and driveway. Perfect for cosmetic updating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Porch

Entered via a double-glazed front door, leading to a welcoming hallway.

Entrance Hall

Provides access to all accommodation and features a radiator.

Reception Room

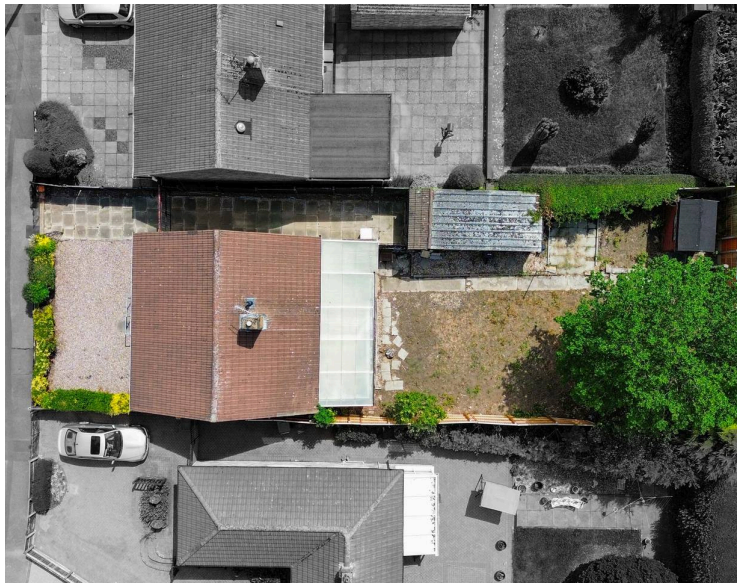
14' 5" x 12' 1" (4.40m x 3.68m)

Features an electric fire on the left-hand side with surround and hearth. Allows natural light to flow through a UPVC double-glazed window to the rear elevation. Includes a television point and a radiator.

Kitchen

12' 4" x 8' 0" (3.76m x 2.43m)

Features natural light flowing through a double-glazed window to the rear elevation and a UPVC double-glazed door providing access to the lean-to. Comprises a range of well-maintained base and wall units accompanied by a wood-effect, roll-edge laminated work surface incorporating a stainless steel sink, drainer, and mixer tap. Also features tiled splashbacks and a built-in cupboard.



Conservatory/Lean To

20' 3" x 8' 4" (6.18m x 2.55m)

Natural light flows through UPVC double-glazed windows to the rear elevation. Features a double-glazed door providing views and access to the rear garden, and includes a built-in cupboard.

Bedroom One

11' 0" x 10' 1" (3.36m x 3.07m)

Having natural light flowing through a UPVC double-glazed window to the front elevation and a radiator.

Bedroom Two

10' 11" x 10' 0" (3.34m x 3.04m)

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

Shower Room

5' 11" x 5' 3" (1.80m x 1.61m)

Features an obscured UPVC double-glazed window to the side elevation, ceramic tiled flooring, and a shower with a shower head over and a shower screen. Includes a low-level WC, a wash hand basin with under-basin storage, and fully tiled walls.

Front Garden

Consists of a front patio garden with flower beds and gated access.

Rear Garden

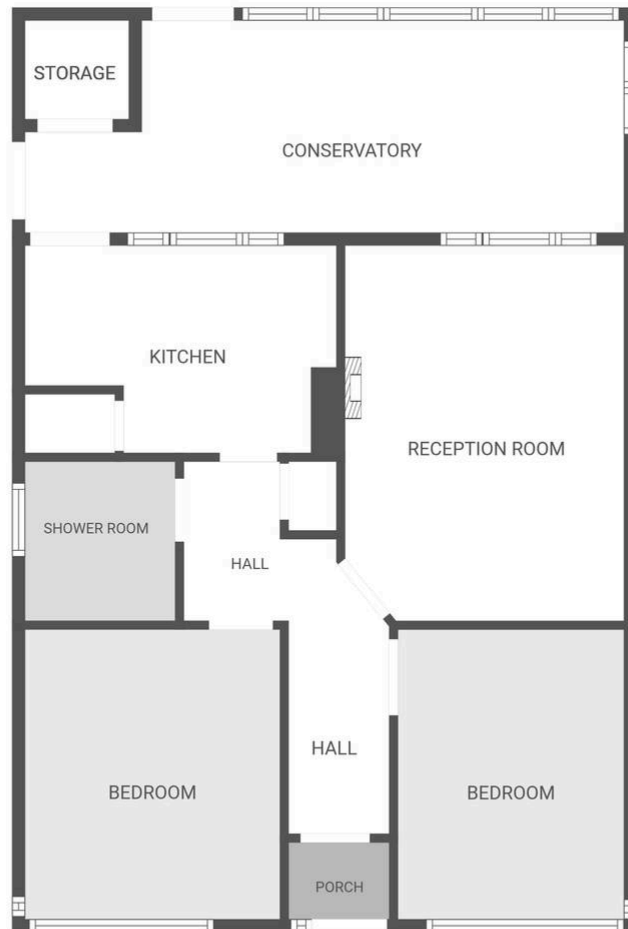
Patio area with well-maintained fenced boundaries. The garden is currently without a lawn, offering the opportunity for re-turfing or landscaping to suit individual preferences.

Garage

Sectional Garage

Driveway

Car standing providing off-road parking for up to three compact vehicles.



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.