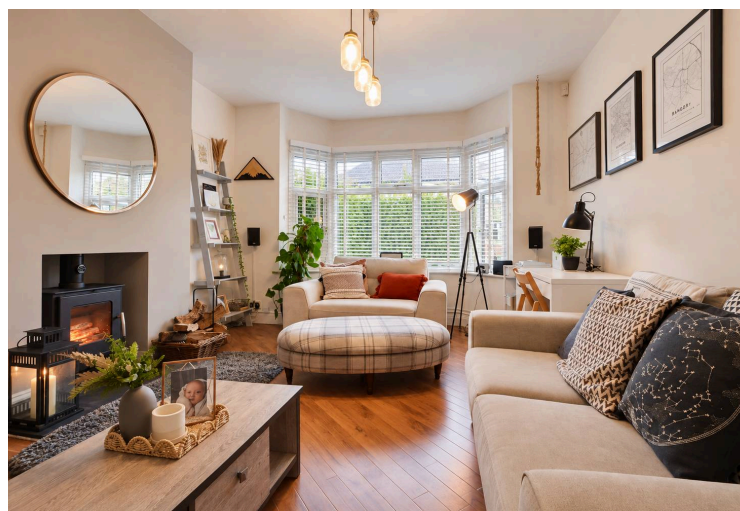




Eastway Road, Wigston

£380,000 Freehold

Extended 3-bed period semi in Wigston near Knighton Park. Features open-plan dining kitchen, bay lounge with log burner, family room, utility, WC, 3 double bedrooms, private garden & driveway parking.





Entrance Porch

Double-glazed entrance porch providing access to a welcoming entrance hallway via a characterful leaded and stained-glass door, featuring wood-effect flooring, a feature radiator and stairs rising to the first-floor landing.

Reception Room

16' 5" x 12' 0" (5.00m x 3.65m)

A spacious, light and airy lounge enjoying an abundance of natural light from the double-glazed bay window to the front elevation. Featuring wood-effect flooring, a chimney breast incorporating a log-burning stove, television point, radiator and three feature pendant lights.

Dining Kitchen

18' 1" x 17' 5" (5.52m x 5.31m)

An impressive extended open-plan fitted dining kitchen, enjoying excellent natural light from double-glazed skylight windows, a rear-facing double-glazed window and double-glazed sliding patio doors providing direct access to the rear garden. The kitchen is fitted with a range of well-maintained gloss wall and base units, complemented by wood-effect work surfaces incorporating a sink and drainer with mixer tap and tiled splashbacks. Further features include ceramic tiled flooring, space for a freestanding gas cooker with an extractor hood over, plumbing for a dishwasher and a radiator. The room also provides a cosy seating and dining area, enhanced by feature pendant lighting.





Utility Lobby

Having a work surface with plumbing and space beneath for a washing machine. Open access leads through to the study/family room.

Study/Family Room

12' 7" x 6' 10" (3.84m x 2.08m)

A versatile family room/study featuring a double-glazed window to the side elevation and feature lighting, providing an ideal space for home working or additional family living.

Downstairs WC

Fitted with a low-level WC, tiled splashbacks and a double-glazed window to the rear elevation.

First Floor Landing

Offering access to three bedrooms, a family bathroom, and a useful study/storage room.

Bedroom One

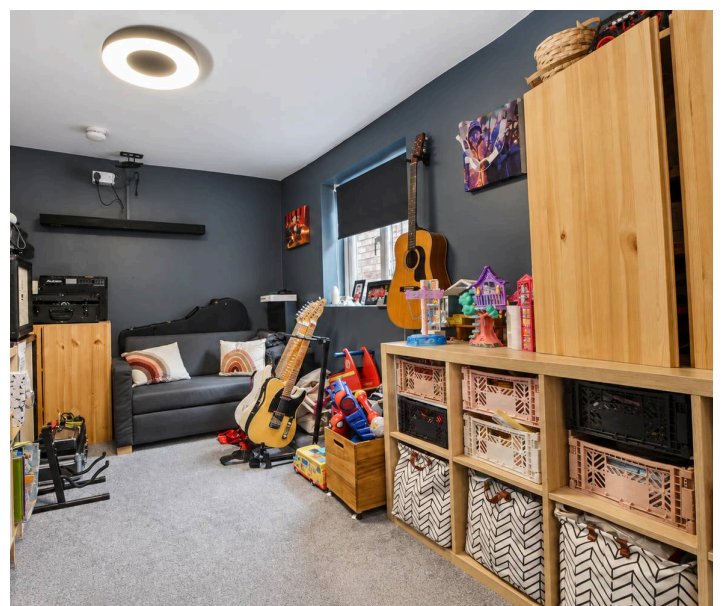
14' 0" x 12' 1" (4.27m x 3.68m)

A bright and spacious principal bedroom enjoying plenty of natural light from the double-glazed bay window to the front elevation, complemented by a wall-mounted feature radiator.

Bedroom Two

12' 0" x 11' 3" (3.67m x 3.43m)

Located to the rear of the property, this bright and well-proportioned bedroom enjoys plenty of natural light from the double-glazed window overlooking the rear elevation and features a radiator.









Bedroom Three

9' 2" x 8' 10" (2.80m x 2.70m)

Located to the front of the property, featuring a double-glazed window to the front elevation and a radiator.

Bathroom

11' 8" x 5' 7" (3.56m x 1.70m)

A modern family bathroom fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin. Further features include tiled walls, inset spotlights, a wall-mounted feature radiator and double-glazed windows to the rear elevation.

Storage Room/Study

14' 0" x 7' 7" (4.27m x 2.31m)

A useful and versatile study/storage room, ideal for home working or providing additional storage space.

Rear Garden

A well-maintained rear garden featuring a raised paved patio seating area, ideal for outdoor dining and entertaining, leading to a neatly maintained lawn. The garden is complemented by established flower beds and well-stocked mature borders.

Driveway

Parking for approx two vehicles.



Ground floor



1st floor

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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