



## Grange Road, Wigston

£265,000 Freehold

Looking for a home you can truly make your own? This 3-bedroom semi-detached property in Wigston offers spacious accommodation, a conservatory, driveway parking, and scope for updating over time.



0116 271 3333





### **Entrance Hall**

14' 10" x 5' 11" (4.51m x 1.81m)

Accessed via a UPVC double glazed front door to the front elevation. Benefiting from vinyl flooring, radiator and a useful storage cupboard housing the gas and electric meters. The property also benefits from a Hive smart heating system. Providing access to both reception rooms, the kitchen and the staircase rising to the first floor.

### **Reception Room One**

11' 11" x 13' 8" (3.62m x 4.16m)

Positioned to the front of the property and benefiting from a large bay window allowing excellent natural light. Features include laminate flooring, inset spotlights and a radiator, creating a bright and comfortable living space.



### **Reception Room Two**

10' 11" x 11' 11" (3.34m x 3.64m)

Situated to the rear of the property and benefiting from glazed double doors opening into the conservatory. Further features include laminate flooring and a radiator, providing an ideal dining room, family room or additional reception space.



### **Conservatory**

8' 8" x 8' 5" (2.65m x 2.56m)

Constructed with double-glazed windows and a polycarbonate roof, creating a bright additional reception space overlooking the rear garden. Benefiting from tiled flooring and direct access to the garden, making it an excellent area for relaxing or entertaining throughout the warmer months.

### **Kitchen**

12' 4" x 5' 11" (3.75m x 1.81m)

Fitted with a range of wall and base units with complementary work surfaces. Features include an integrated oven, hob and extractor hood together with space for a freestanding fridge freezer and washing machine. Further benefiting from tiled flooring, a radiator, a window overlooking the rear garden and a door providing access to the side of the property.

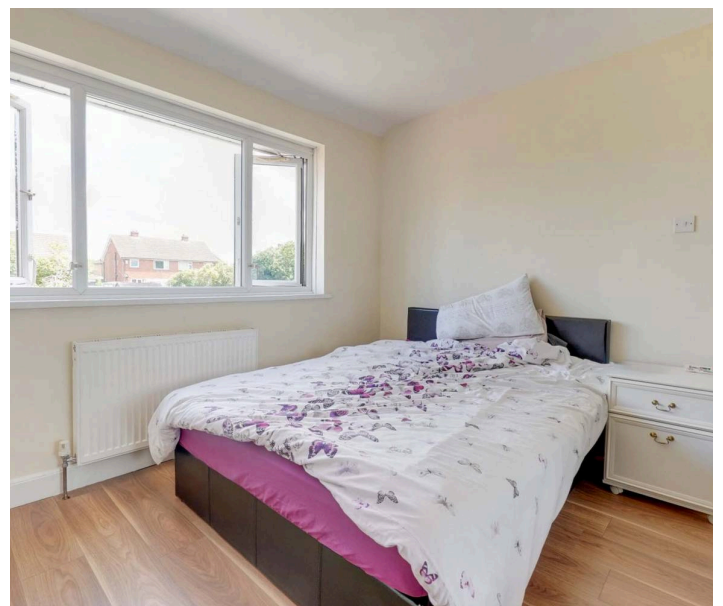
### **Stairs & Landing**

Carpeted staircase with handrail and window to the side elevation providing natural light.

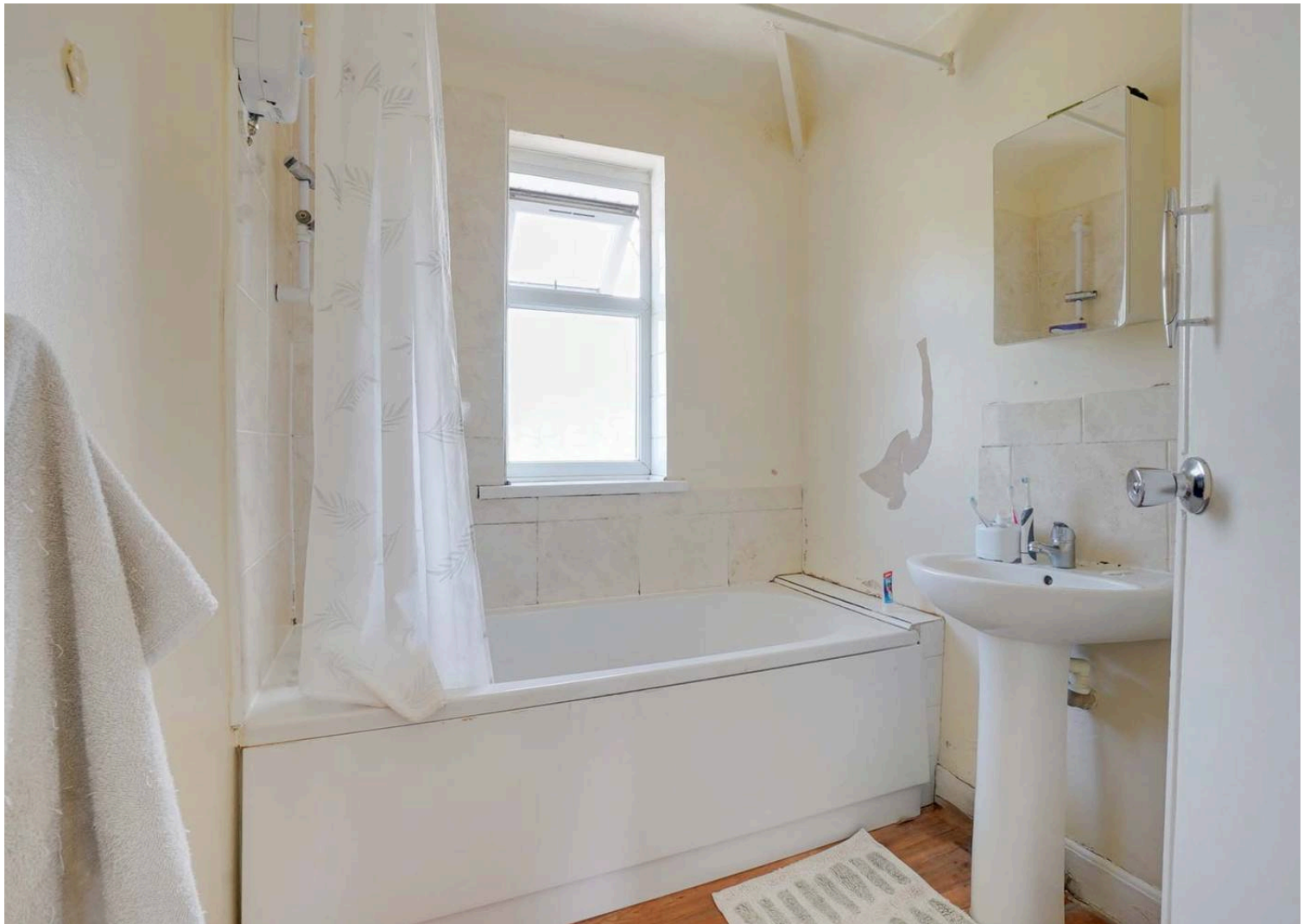
### **Bathroom**

6' 11" x 5' 11" (2.11m x 1.80m)

Fitted with a bath incorporating an electric shower over it, WC, and wash hand basin. Benefiting from part-tiled walls surrounding the bath, vinyl flooring, a mirrored storage cabinet above the sink, a towel rail radiator and a window to the rear elevation.









### **Bedroom One**

11' 10" x 11' 1" (3.60m x 3.37m)

Double bedroom positioned to the rear of the property. Benefiting from laminate flooring, radiator positioned beneath the rear-facing window and pleasant views over the rear garden.

### **Bedroom Two**

12' 0" x 11' 5" (3.66m x 3.49m)

Spacious double bedroom positioned to the front of the property. Benefiting from a large window to the front elevation, laminate flooring and a radiator positioned beneath the window. The Worcester combination boiler is also located within this room.

### **Bedroom Three**

7' 11" x 5' 11" (2.42m x 1.80m)

Single bedroom benefiting from laminate flooring, a radiator positioned beneath the front-facing window and offering flexibility as a child's bedroom, nursery or home office.

### **Front Garden**

The property benefits from a low-maintenance frontage with a driveway providing off-road parking for one vehicle. A pathway leads to the front entrance, with side access available to the rear garden. A brick-built external storage shed provides useful secure storage for garden equipment, bicycles and general household items.

### **Rear Garden**

Enclosed rear garden offering a combination of patio and lawned areas, providing an excellent outdoor space for families and entertaining. The garden also benefits from a useful brick-built external storage shed and offers scope for further landscaping and personalisation.

### **Driveway**

For one vehicle.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

**We'll keep you moving...**



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