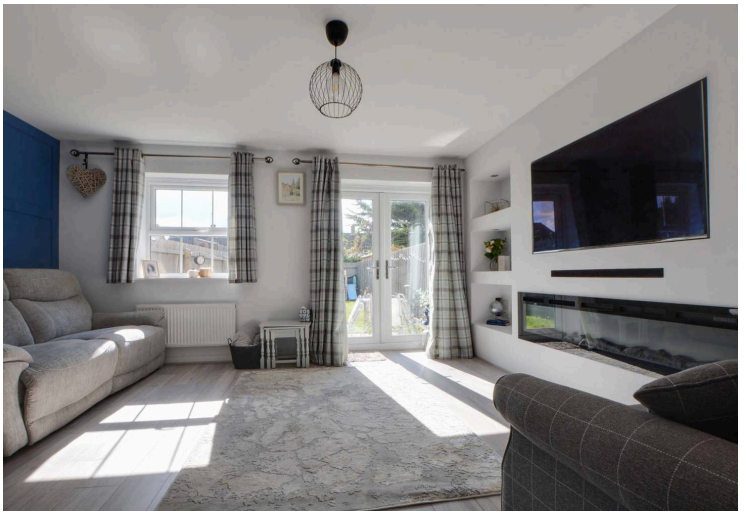




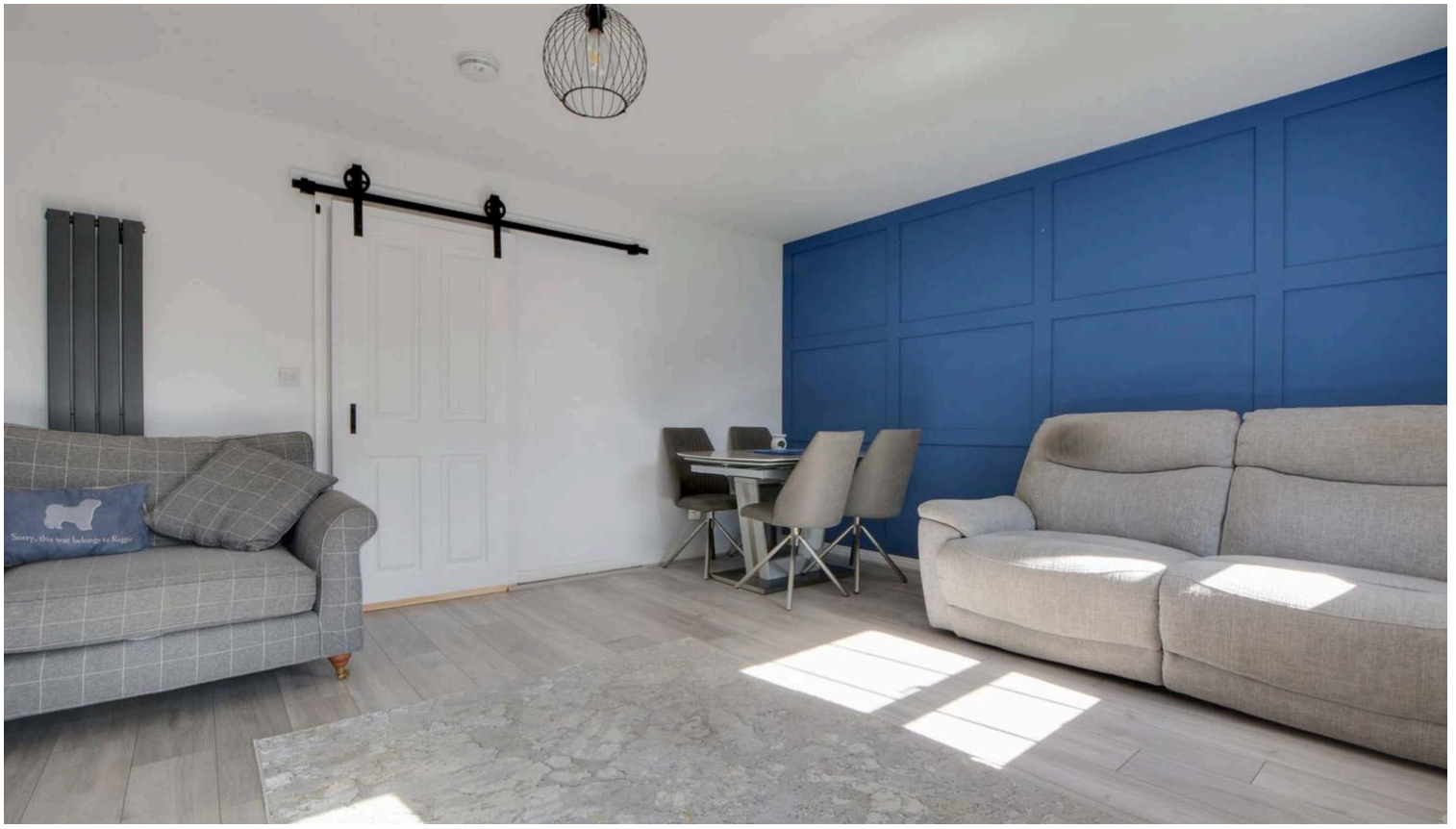


# Peacock Place, Wigston

## Offers Over £290,000 Freehold

Beautifully presented 3-bed Wigston end townhouse with modern lounge diner, media wall, en-suite to principal bedroom, garden, off-road parking for 2 cars & electric charger. Viewing recommended

KB Knightsbridge Estate Agents
0116 288 4888







**Entrance Hall**
A welcoming entrance hall, accessed via a composite double-glazed front door, features wood-effect laminate flooring, a dado rail, and a useful understairs storage cupboard. Stairs rise to the first-floor landing.

**Kitchen**
11' 2" x 8' 10" (3.40m x 2.69m)
Positioned at the front of the property, the fitted kitchen enjoys plenty of natural light from a double-glazed window overlooking the front elevation. The room features ceramic-tiled flooring and a well-maintained range of wall and base units with granite-effect roll-edge work surfaces, plus a stainless steel sink and drainer with a mixer tap. Integrated appliances include a four-ring gas hob, oven and extractor hood, with plumbing for a washing machine and slimline dishwasher, together with space for a freestanding fridge freezer.

**Lounge Dining Room**
14' 9" x 13' 3" (4.50m x 4.04m)
A light and airy lounge diner enjoying plenty of natural light from a double-glazed rear window and French doors, which provide views over and direct access to the rear garden. The room features wood-effect laminate flooring and an attractive media wall incorporating space for a flat-screen TV, an inset flame-effect electric fire, six display shelves and integrated spotlights. A feature cladded and panelled wall and contemporary wall-mounted radiator complete the room.




**Downstairs WC**
Conveniently positioned between the kitchen and lounge diner, the ground-floor WC is fitted with a low-level WC and wash hand basin, complemented by tiled splashbacks.

**Landing**
The first-floor landing provides access to three bedrooms and the family bathroom.

**Bedroom One**
13' 4" x 9' 4" (4.06m x 2.84m)
Featuring a double-glazed window overlooking the rear elevation, television point and radiator, with a door providing access to the en-suite.



**En-suite**
9' 5" x 4' 1" (2.88m x 1.24m)
The en-suite features a double-glazed window to the side elevation and is fitted with a double shower enclosure with sliding glazed door and shower over, low-level WC and wash hand basin. Further features include tiled splashbacks and a contemporary wall-mounted radiator.



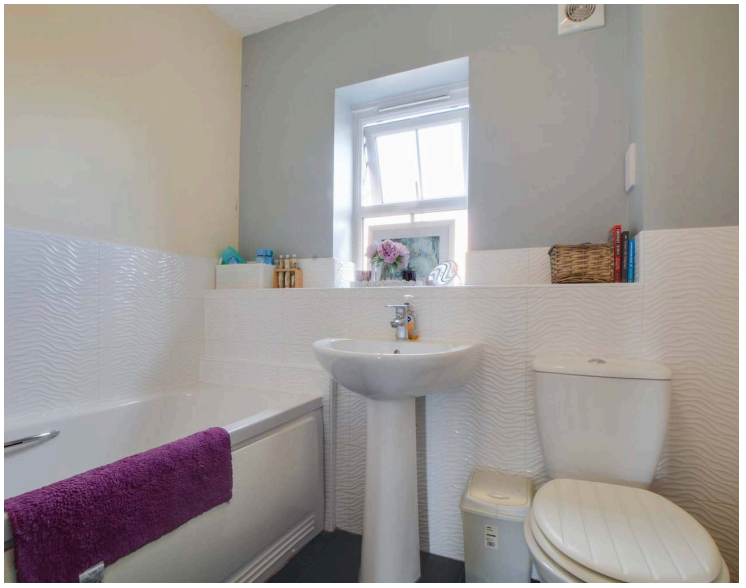
**Bedroom Two**
11' 5" x 8' 11" (3.48m x 2.71m)
Featuring a double-glazed window overlooking the front elevation, television point and radiator.

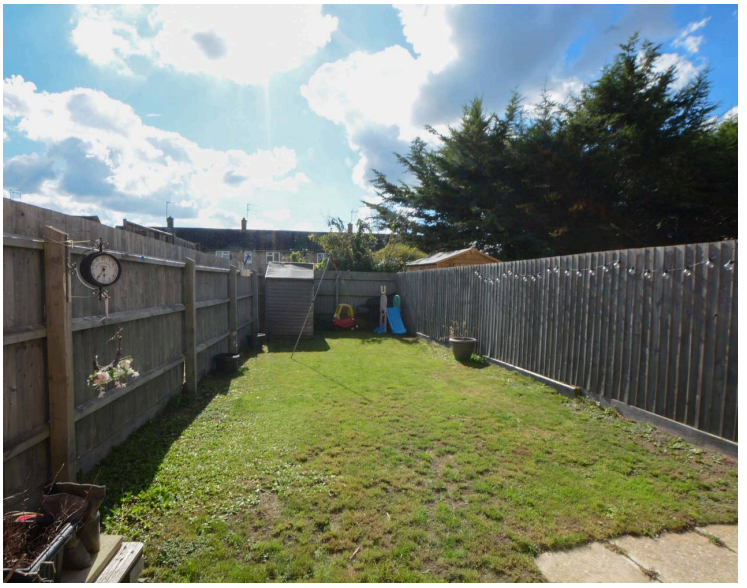



LOVE


LOVE


Peppa Goes Skiing
I AM NOT





**Bedroom Three**
9' 5" x 6' 4" (2.86m x 1.94m)
Featuring a double-glazed window and radiator.

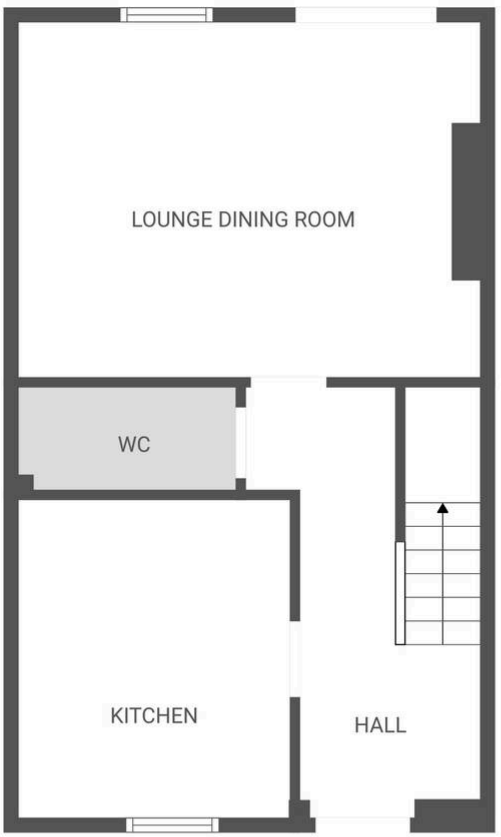
**Family Bathroom**
6' 9" x 6' 6" (2.07m x 1.98m)
The family bathroom features a double-glazed window to the front elevation and is fitted with a bath, low-level WC and wash hand basin. Further features include tiled splashbacks and a contemporary wall-mounted radiator.

**Rear Garden**

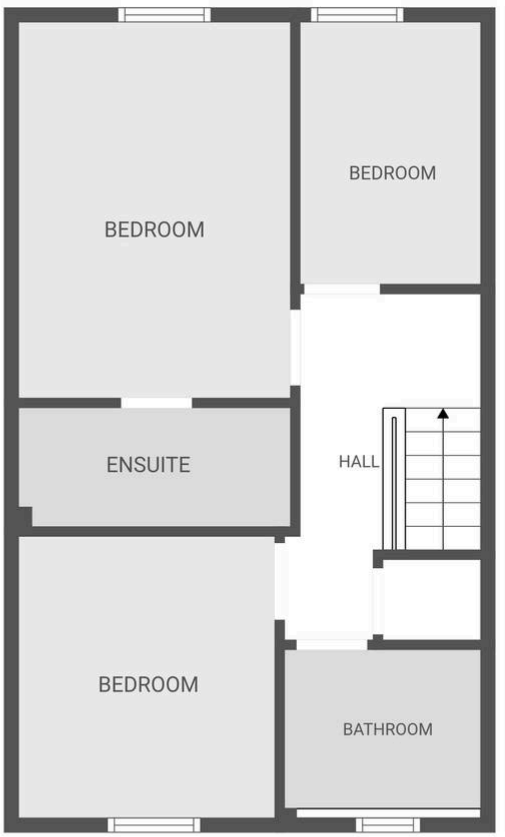
The rear garden features a paved patio area leading onto a well-maintained lawn, complemented by mature and established planted borders. The garden is enclosed by well-maintained boundary fencing.

**Allocated Parking**

To the front of the property is allocated off-road parking for two vehicles, together with the added benefit of an electric vehicle charging point.

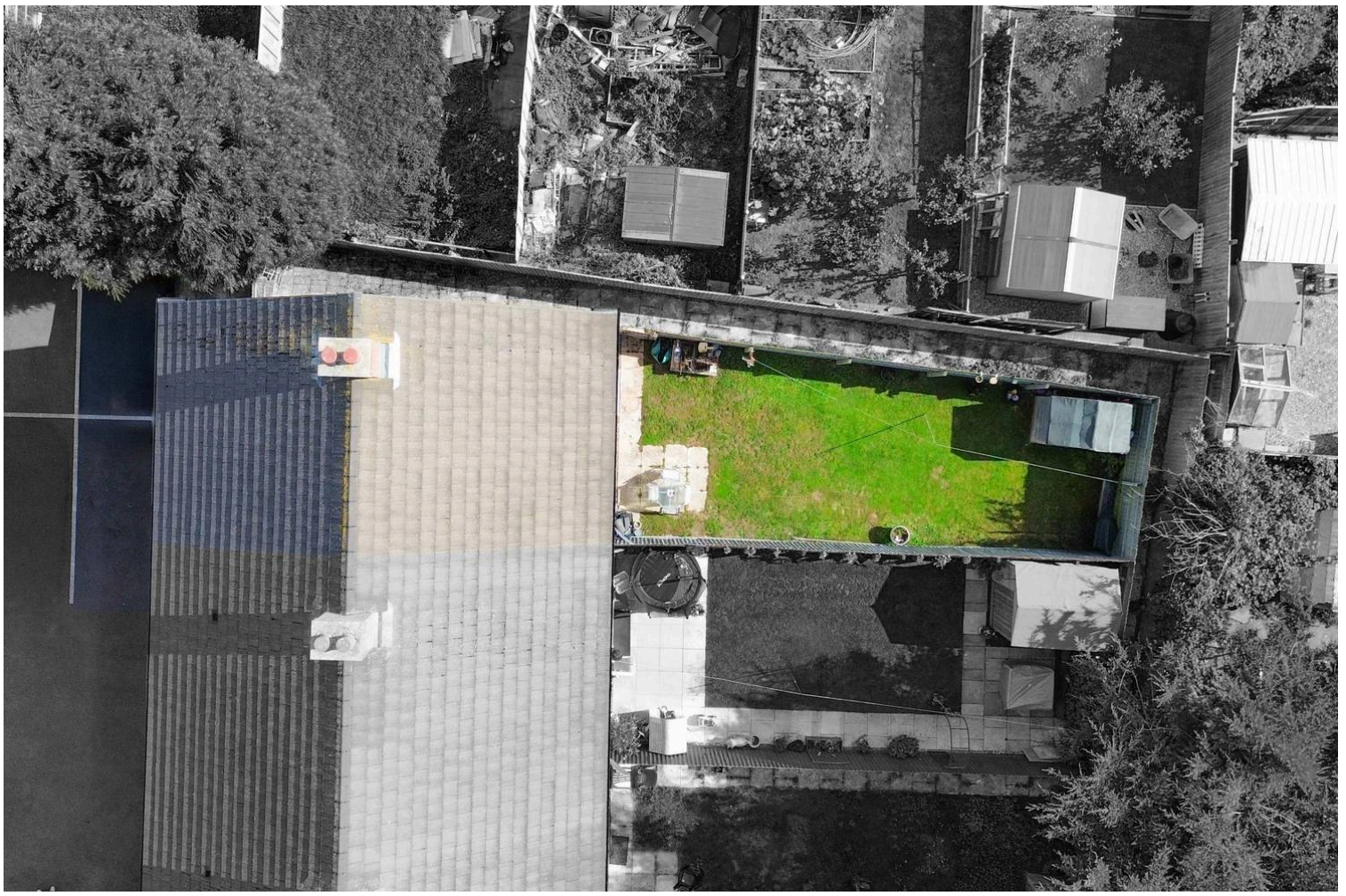



Ground floor




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: B

EPC Environmental Impact Rating: B

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

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