



Granville Road, Wigston

£415,000 Freehold

A beautifully presented three-bedroom home with open-plan living, stylish kitchen, period features, south-facing garden, and driveway parking in a sought-after Oadby & Wigston location.





Entrance Hall

With stairs to the first floor landing, storage cupboard, tiled flooring, traditional-style radiator, dado rail.

WC

5' 3" x 5' 7" (1.60m x 1.70m)

With a double-glazed window to the side elevation, WC, wash hand basin, tiled flooring, radiator.

Sitting Room

14' 1" x 11' 2" (4.30m x 3.41m)

With a double-glazed bay window to the front elevation with window shutters, picture rail, a feature period-style fireplace, radiator.

Open Plan Living Kitchen Dining Room

24' 10" x 17' 8" (7.58m x 5.38m)

With a skylight lantern, double-glazed bi-fold doors to the rear elevation, inset ceiling spotlights. Seating Area with TV point and fireplace. Kitchen Area with a sink unit with a range of wall and base units with quartz work surfaces over, double oven, induction hob with filter hood over, fridge freezer, dishwasher, breakfast bar, built-in shelving, two tall radiators, underfloor heating, double-glazed door to the utility room.





Utility Room

10' 6" x 4' 6" (3.21m x 1.37m)

With a double-glazed door to the rear garden, double-glazed windows to the front elevation, plumbing for a washing machine.

First Floor Landing

With a double-glazed window to the side elevation, loft access with a pull-down ladder leading to a boarded loft space.

Bedroom One

14' 7" x 11' 2" (4.45m x 3.40m)

With a double-glazed bay window to the front elevation with window shutters, fitted wardrobes, period-style fireplace with tiled hearth and surround, part wood panelled walls, radiator.

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)

With a double-glazed window to the rear elevation, period-style fireplace, radiator.

Bedroom Three

7' 6" x 6' 10" (2.28m x 2.08m)

With a double-glazed window to the front elevation, radiator.









Shower Room

7' 10" x 6' 7" (2.40m x 2.00m)

With a double-glazed window to the rear elevation with window shutters, twin sinks with vanity unit, walk-in style shower with tiled walls and built-in tiled shelf, rainforest shower head and hand-held shower, WC, part tiled walls, tiled flooring, heated towel rail.

Front Garden

With hedging providing privacy and a lawn area with shrub borders.

Rear Garden

A south-facing rear garden with a paved patio seating area with outside lighting, outside storage shed, side access, shaped lawn area, hedging, walled perimeter, raised circular seating area to the rear, gravelled area, water feature and barbecue.

Driveway

Block paved driveway providing off-road parking.



 Matterport®



We'll keep you moving...





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: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.