



## Winslow Drive, Wigston

£295,000 Freehold

Extended three-bedroom semi-detached home on Winslow Drive with open-plan kitchen/dining space, driveway for multiple vehicles, garage and established rear garden, located in Wigston.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



0116 288 4888





### **Entrance Hall**

Entered via a double-glazed door; features ceramic tiled flooring, stairs to the first-floor landing, and a radiator.

### **Living Room**

13' 3" x 11' 9" (4.04m x 3.59m)

Double-glazed window to the front elevation, stained wooden floor, and a chimney breast incorporating a living flame gas fire, a TV point and a radiator.

### **Open Plan Kitchen Area**

9' 6" x 8' 10" (2.90m x 2.70m)

Double-glazed window to side elevation, ceramic tiled flooring, and a range of base and wall units with granite-effect roll-edge laminate work surfaces. Features an integrated sink drainer, 5-ring gas hob, double integrated oven, and extractor. Plumbing is available for a dishwasher and a washing machine.



### **Dining Area**

16' 6" x 7' 4" (5.04m x 2.23m)

Continuation of ceramic tiled flooring, double-glazed window to rear elevation, double-glazed skylight, and double-glazed door providing garden access. Includes a radiator.

### **Living Area/Snug**

16' 6" x 7' 4" (5.04m x 2.23m)

Features ceramic tiled flooring, a TV point, and a radiator.

### **Bedroom One**

12' 6" x 9' 7" (3.81m x 2.91m)

Double-glazed window to front elevation, wood-effect laminate flooring, built-in wardrobes, and radiator.

### **Bedroom Two**

11' 11" x 8' 3" (3.64m x 2.51m)

Double-glazed window to rear elevation, wood-effect laminate flooring, built-in wardrobes, and radiator.

### **Bedroom Three**

9' 9" x 8' 5" (2.96m x 2.56m)

Double-glazed window to front elevation and radiator.

### **Bathroom**

5' 11" x 5' 5" (1.81m x 1.65m)

Double-glazed window to rear, ceramic tiled flooring, and fully tiled walls. Features a bath, separate shower cubicle, low-level WC, wash hand basin with storage, and radiator.

### **Rear Garden**

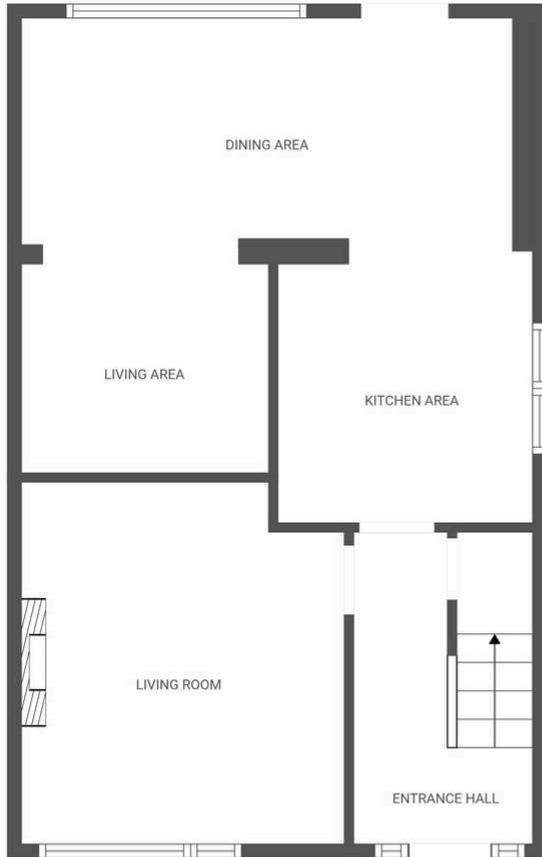
Features a slab patio seating area leading to a raised graveled patio, mature flower beds with maintained borders, and access to the garage.

### **Driveway**

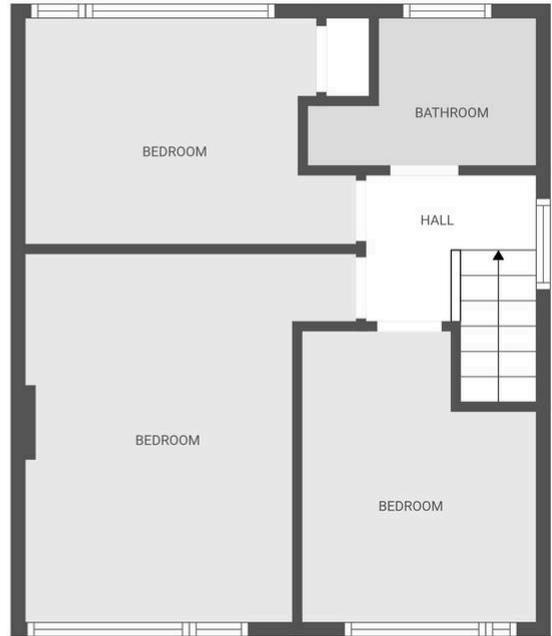
Block-paved driveway with gated access to additional car standing.

### **Garage**

A single garage.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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