



Ashbourne Road, Wigston

In Excess of £295,000 Freehold

Traditional three-bedroom semi on Ashbourne Road with three reception areas, fitted kitchen, four-piece bathroom, driveway, garage and established rear garden in a popular Wigston location.





Porch

Entered via a double-glazed door, having double-glazed windows to front and side elevations and a door providing access to the hall.

Entrance Hall

Having meter cupboards, stairs providing access to the first-floor landing, and a radiator.

Reception Room / Lounge

16' 8" x 10' 9" (5.09m x 3.28m)

A light and airy living room boasting plenty of natural light coming through the double-glazed bay window to the front elevation; also featuring a superb stained oak floor, coving to the ceiling, picture rail, dado rail, living flame gas fire with marble surround and hearth, television point, radiator, and double doors providing access to the dining room.

Reception Room / Dining Room

9' 1" x 8' 6" (2.77m x 2.60m)

Having coving to the ceiling, picture rail, dado rail, radiator, and double-glazed patio doors providing access to the study/reception room.

Reception Room / Study

9' 3" x 8' 3" (2.83m x 2.51m)

Allowing plenty of natural light to flow through the double-glazed patio doors to the rear elevation, additional light coming through the double-glazed window to the side elevation, and a radiator.



Fitted Kitchen

13' 2" x 8' 1" (4.01m x 2.47m)

Providing plenty of natural light through the double-glazed window to the rear elevation, and also having a double-glazed door providing access to the rear garden. Features ceramic tiled flooring, a range of well-maintained base and wall units accompanied by granite-effect rolled-edge laminated work surfaces incorporating a sink drainer and mixer tap, tiled splashbacks, integrated appliances including an inset four-ring gas hob and oven with extraction hood over, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge, and an under-stairs cupboard, together with a radiator.

First Floor Landing

Having a double-glazed window to the side elevation and a loft inspection hatch.

Bedroom One

14' 0" x 10' 0" (4.27m x 3.05m)

Having natural light flowing through the double-glazed window to the front elevation, also featuring an oak floor, built-in sliding door wardrobes, and a radiator.









Bedroom Two

12' 4" x 8' 2" (3.76m x 2.50m)

Having natural light coming through the double-glazed window to the rear elevation, also featuring built-in sliding door wardrobes, oak flooring, and a radiator. Includes a built-in cupboard incorporating the wall-mounted boiler.

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Having natural light coming through the double-glazed window to the front elevation, also featuring an oak floor and radiator.

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Having natural light coming through the double-glazed window to the rear elevation. Features wood-effect flooring, a corner bath, a separate shower cubicle with a sliding glazed door and a shower head over, a low-level WC, a wash hand basin with under-basin storage, tiled splashbacks, and a radiator.

Rear Garden

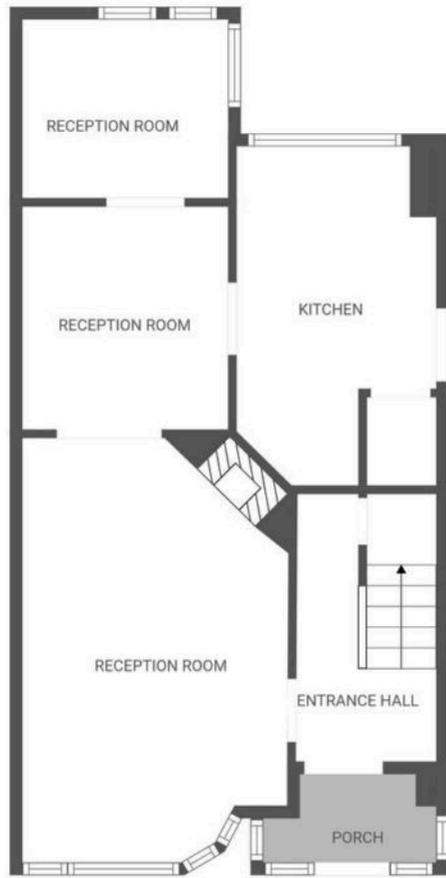
Consists of a slab patio seating area leading to a well-maintained lawn, mature and established flower beds, and well-maintained fenced perimeter borders.

Driveway

A block-paved driveway that can cater for two vehicles

Garage

A detached garage.



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

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