

**FOR SALE**

£299,950 Freehold



# Wigston Road, Blaby, Leicester. LE8 4FU

- Three Bedroom Semi Detached Property
- Superb Location And Plot In Sought After Old Blaby
- Entrance Hall, Living Room, Dining Room, Rear Conservatory
- Kitchen, Side Extended Utility Lobby
- Landing, Three Bedrooms, Family Bathroom
- Off Road Parking & Garage Located To Rear
- Rear and Side Garden Areas
- Early Viewing Essential To Appreciate The Style And Location
- EPC Rating D & Council Tax Band B



## PROPERTY DESCRIPTION

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Superb location in Old Blaby conservation area this three bedroom semi detached property would make an ideal professional or family home. Occupying a great plot position with further potential an early viewing comes highly recommended. In brief the property comprises of entrance hall, front living room with gas fire and surround opening to rear dining area with further fireplace and sliding patio doors leading to the rear conservatory with door leading out to the rear garden. The rear kitchen is fitted with a range of base and wall units and has access to the side extended utility

lobby with access door to the garden. To the first floor the landing leads to the two double bedrooms and a third nursery/study room along with a family bathroom. Externally to the front of the property is a gravel driveway providing car standing. To the rear of the property the garden wraps around the side and rear and has been designed for ease of maintenance with block driveway, faux lawn, feature patio, gravel display and borders. There is a good size rear garage with side gated access which would make an ideal gym/workshop. EPC rating D, Council tax is band B.



## ROOM DESCRIPTIONS

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### Entrance Hall

#### Lounge

10' 10" x 10' 6" into rec (3.30m x 3.20m)

#### Dining Room

10' 5" into rec x 8' 10" (3.17m x 2.69m)

#### Conservatory/Garden Room

10' 1" x 9' 4" (3.07m x 2.84m)

#### Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

#### Utility Room

11' 10" x 7' 1" (3.61m x 2.16m)

#### Landing

#### Bedroom

11' 0" x 10' 4" max into rec (3.35m x 3.15m)

#### Bedroom

8' 10" x 8' 6" to front of robes (2.69m x 2.59m)

#### Nursery/Study/Bedroom

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

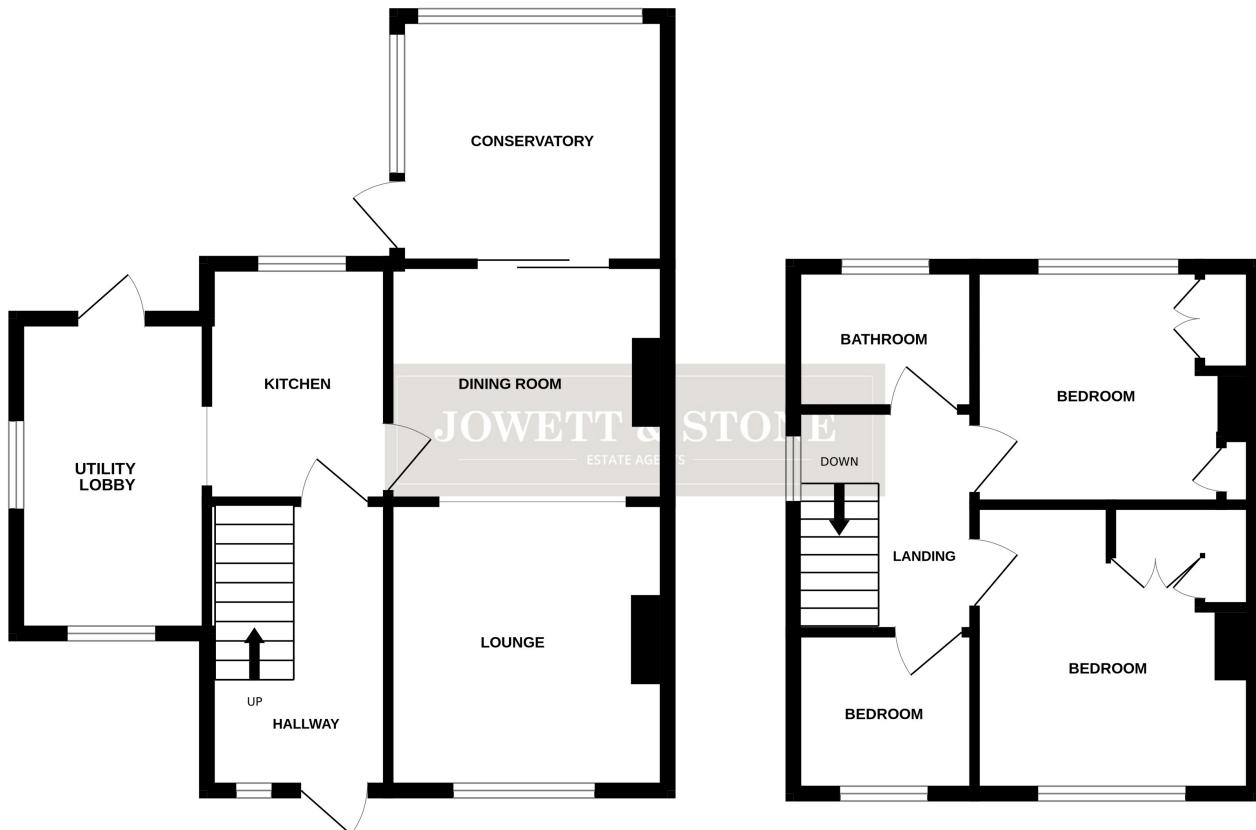
#### External

#### Garage/Workshop

18' 6" x 10' 5" max (5.64m x 3.17m)

#### Rear Garden

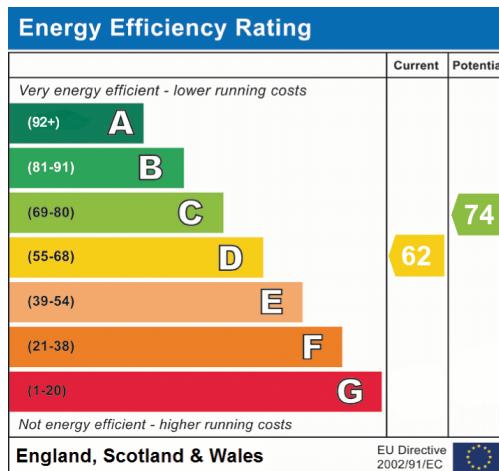


GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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