



Offers Over £240,000

Station Road, Wigston, Leicester, LE18 2DJ

- Semi Detached Property
- Bay Fronted Living Room
- Three Family Bedrooms
- GCH, DG, EPC D & Freehold
- Landscaped Rear Garden & ORP
- Entrance Hallway
- Open Plan Kitchen / Diner
- Bathroom Suite & Shower
- Council Tax Band B
- Highly Recommended



GUIDE PRICE £240,000- £250,000

A DELIGHTFULLY APPOINTED THREE BED SEMI DETACHED PROPERTY ideally situated within the popular city suburb of Wigston, South Wigston train station, the City Centre and an array of everyday amenities & leisure facilities can be found locally in Wigston town centre. This well presented & modern living accommodation would provide a very comfortable family home that briefly comprises, entrance hallway, spacious living room, streamlined fitted kitchen /diner, three bedrooms, bathroom suite with shower, loft offering potential for fourth bedroom (SAPP), landscaped rear gardens, off road parking and front forecourt garden

EARLY VIEWING HIGHLY RECOMMENDED



OPEN PLAN KITCHEN / DINER
17'10 x 11 (5.44m x 3.35m)

Fitted with a matching range of hi-gloss grey base, wall & drawer units, with granite style work surfaces over, inset with sink unit & drainer and decorative mosaic glass tiled splashbacks. Having integrated electric oven, four ring gas hob, stainless steel extractor chimney, space and plumbing for washing machine & dishwasher, wall mounted 'Biassi' boiler, concealed isolating water stop tap, radiator, tile effect flooring, double glazed window and French door to rear elevation:



ENTRANCE HALLWAY

Having double glazed front door, radiator, hard wired smoke detector, under stair storage cupboard housing meters and consumer unit and stairs to first floor



OPEN PLAN DINING ROOM

With floating shelves fitted to recess and space provided for fridge/freezer:



LIVING ROOM

14'07 x 11'07 (4.45m x 3.53m)

Double glazed bay window to front elevation and radiator:



FIRST FLOOR LANDING

Double glazed opaque window to side elevation, hard wired smoke detector, superb boarded and fully insulated loft (potential for conversion SAPP) fitted with both Velux window and pull down metal ladder:



BEDROOM THREE

7'09 x 6'07 (2.36m x 2.01m)

Double glazed window to rear elevation, decorative floating shelves, wall mounted tv bracket and radiator:

BEDROOM ONE

11'11 x 11'07 (3.63m x 3.53m)

Double glazed window to front elevation and radiator:



BEDROOM TWO

11'02 x 10'10 (3.40m x 3.30m)

Double glazed window to rear elevation, decorative floating shelves and radiator:



BATHROOM

7'07 x 5'06 (2.31m x 1.68m)

Fitted with a modern three piece suite comprising, panelled bath with mixer shower over, wash hand basin fitted to vanity unit & low level wc, decorative tiled surround, vinyl flooring, chrome heated towel rail & double glazed opaque window to front elevation:



OUTSIDE

To the rear elevation is an immaculately presented garden, with paved sun terrace, matching pathway surround inset with a feature astro turf lawn, a raised organic bed, outside tap, fenced boundaries with both side entry to front garden and rear gate leading to private off road parking bay for two vehicles accessed from Orchard Close. To the front elevation is a raised forecourt garden neatly laid with low maintenance bark and raised paved steps leading to front entrance:



OFF ROAD PARKING

Private off road parking bay for two vehicles accessed from Orchard Close

DISCLOSURE REQUIREMENT

Under Section 21 of the Estate Agents Act 1979, we are required to disclose that the vendors are known to a member of staff at Barkers Estate Agents:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please

contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

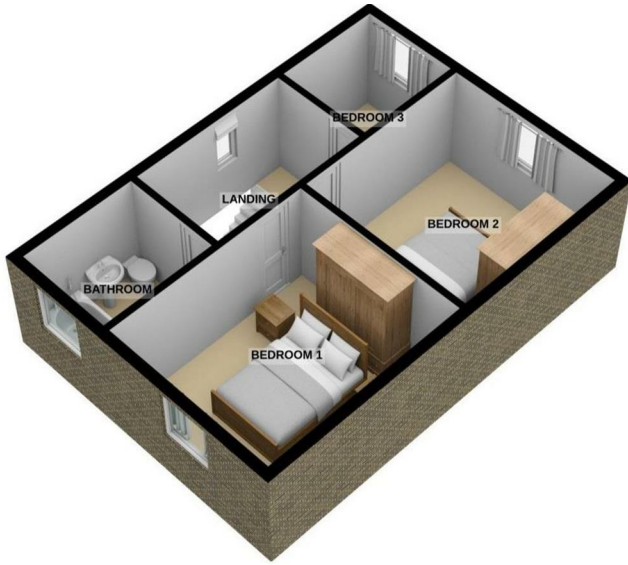
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

