



**FOR SALE**

**£260,000**

**2 Bed Semi-Detached Bungalow in Blakesley Road, Wigston LE18 3WD**



## PROPERTY FEATURES

- Immaculately Presented
- Fully Modernised Throughout
- Generous Room Proportions
- Light & Bright Reception Room
- Two Double Bedrooms
- Contemporary Bathroom
- Low Maintenance Gardens
- Garage & Off Road Parking
- Close To Amenities & Transport Links

## FULL DESCRIPTION

### SUMMARY

An immaculately presented and fully modernised, two bedroom, semi-detached bungalow situated within a peaceful, yet convenient location in close proximity to an abundance of amenities and transport links. This light, bright and airy home offers well proportioned rooms, modern fixtures and fittings as well as beautifully maintained low maintenance gardens. The accommodation briefly comprises: Entrance hall, lounge/diner, conservatory, breakfast kitchen, two spacious double bedrooms and bathroom. Outside there are well tended front and rear gardens, driveway, carport and garage.

### ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: All rooms. Storage cupboard with Wifi/Telephone point. Loft hatch access benefitting from a drop down ladder. Loft area is partially boarded and houses the boiler.

### LOUNGE/DINER

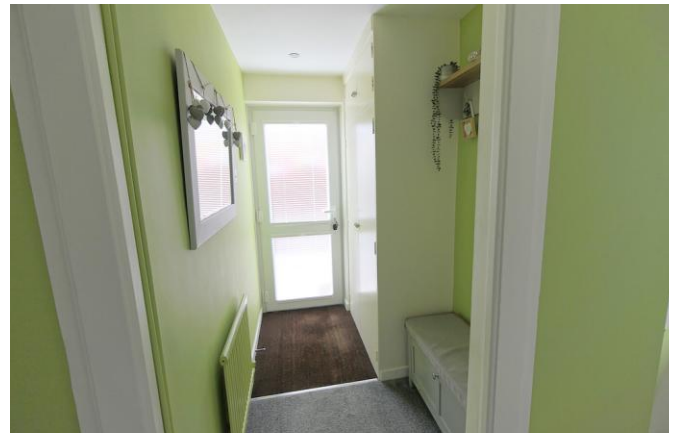
15' 1" x 10' 11" (4.6m x 3.33m) UPVC double glazed sliding patio doors into: Conservatory. Electric feature fireplace. TV point. Radiator.

### CONSERVATORY

9' 2" x 5' 5" (2.79m x 1.65m) UPVC double glazed windows to sides, sliding double glazed door out to: Rear garden. Tiled flooring. Electrical socket.

### KITCHEN/BREAKFAST ROOM

10' 1" x 9' 6" (3.07m x 2.9m) Having a selection of fitted base and wall units with a luxury laminate worktop over and a 1 1/2 bowl composite sink with drainer. There is a high level single fan assisted oven with integral microwave over, an induction hob with extractor over, a fully integrated







70/30 split fridge/freezer and an integral washing machine. The kitchen is completed with a UPVC double glazed window to the rear aspect, LED spotlights, a vertical wall mounted radiator, 'Karndean' luxury vinyl flooring and acrylic splash back.

## **BEDROOM ONE**

12' 6" x 11' 0" (3.81m x 3.35m) UPVC double glazed window to front aspect. Built-in wardrobes. Radiator.

## **BEDROOM TWO**

11' 2" x 9' 11" (3.4m x 3.02m) UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

7' 0" x 5' 10" (2.13m x 1.78m) Comprising: L Shaped bath with glass shower screen, mixer tap and shower attachment. Low level WC and wash hand basin within fitted vanity unit. Wall mounted cabinet and mirrored unit with lighting. UPVC double glazed window to side aspect. Feature wall and floor tiling. Extractor. Chrome heated towel rail.

## **OUTSIDE**

To the front of the property is a well-tended and low maintenance gravel garden area with pops of planting adding to the attractive frontage. There is a driveway providing off road parking and double wooden gates leading through to the carport area. To the rear is a beautifully maintained garden, with paved patio areas, pathways, low maintenance gravel areas and raised wooden sleeper borders well stocked with a variety of plants, shrubs and bushes. There is also a single garage with up and over door, a pedestrian door, with the garage benefitting from power and light.

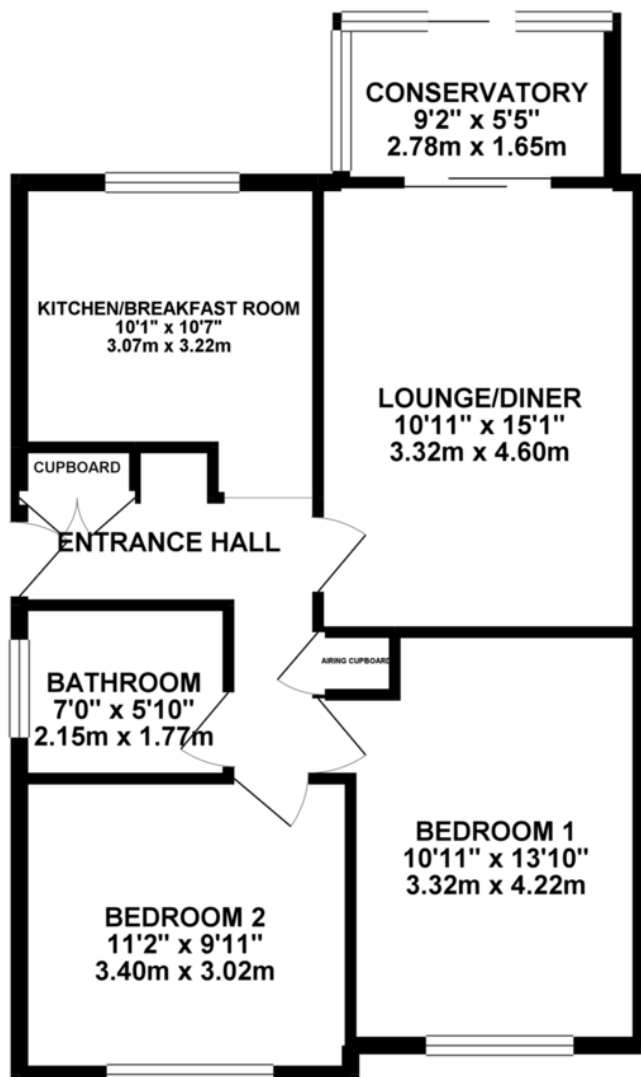
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GROUND FLOOR 666.19 sq. ft.  
( 61.89 sq. m. )



TOTAL FLOOR AREA : 666.19 sq. ft. ( 61.89 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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