



Chellaston Road, Wigston, Leicestershire

NO UPWARD CHAIN | EXTENDED THREE BEDROOM SEMI-DETACHED HOME | OPEN PLAN LIVING-DINING ROOM | FITTED KITCHEN | FAMILY BATHROOM | SEPARATE LOUNGE | OFF ROAD PARKING AND GARAGE

Asking Price: **£280,000**



Chellaston Road, Wigston, Leicestershire

DESCRIPTION

A bright and spacious extended three bedroom semi-detached family home, situated within a quiet road within the popular South Leicester town of Wigston. The property benefits from gas central heating and double glazing and is close to local shops, schools and amenities. This lovely family home comprises of entrance hallway, open plan living-dining room, kitchen and extended separate lounge. Stairs from the hallway lead up to the first floor where there are two double bedrooms with fitted wardrobes, a single bedroom and family bathroom, with three piece suite including shower over bath. Externally the enclosed rear garden is paved for ease of maintaining and the front driveway provides ample off road parking for the home and access to the integral garage, which has power and lighting. The home is being sold with the added benefit of being upward chain free and offers plenty of space for a growing family. Call your local Hunters estate agents Wigston on 01163660660 to find out more and arrange your viewing of this family home.



Entrance Hall

Double glazed door, radiator, stairs to first floor, under stairs storage cupboard.

Living-dining room

6.82m x 3.25m

Double glazed bay window, radiators, double glazed sliding patio doors.

Kitchen

2.72m x 2.45m

Double glazed window, wall and base units, work surfaces, freestanding cooker with extractor hood over, plumbing for washing machine, space for tumble-dryer, stainless steel sink, space for upright fridge-freezer.

Lounge

6.6m x 4.78m

Double glazed window, storage cupboard, double glazed doors, wall mounted gas heater, door to garage.

Bedroom One

3.4m x 3.04m

Double glazed bay window, fitted wardrobes, radiator.

Bedroom Two

3.32m x 3.29m

Double glazed window, fitted wardrobes, radiator.

Bedroom Three

2.42m x 2.01m

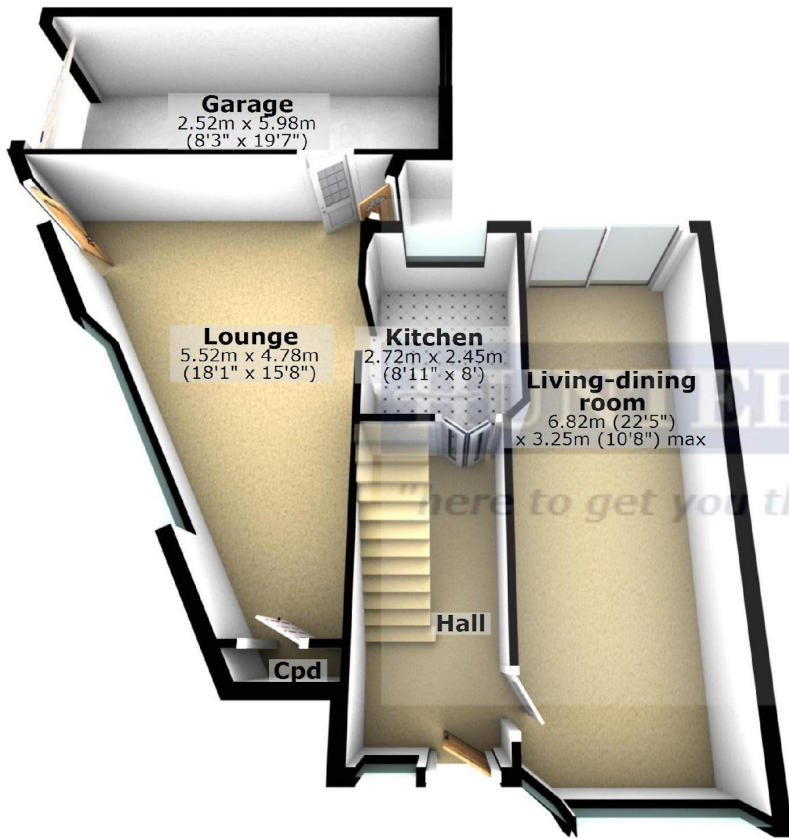
Double glazed window, radiator.

Bathroom

Double glazed window, bath with shower over, pedestal was hand basin, low level wc, extractor fan, heated towel rail.



Ground Floor



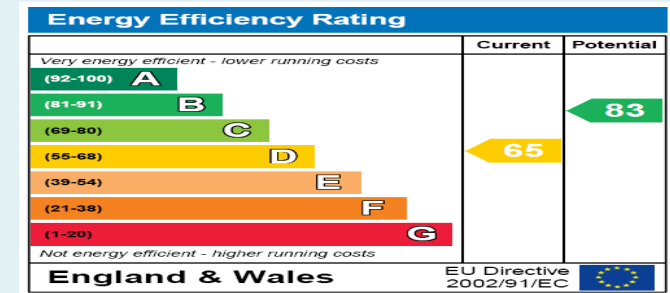
First Floor



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose 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.
Plan produced using PlanUp.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

9am - 5.30pm Monday to Friday and
9am-2pm Saturday



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