

FOR SALE
Kenilworth Road
South Wigston, Leicester
LE18 4XS



ASKING PRICE: £230,000

- A Well-Presented Semi-Detached House with Ample Natural Light
- Conveniently Located In South Wigston, Near To An Array of Amenities
- Within Walking Distance To South Wigston Railway Station
- Porch, Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom
- Front & Rear Gardens
- Garage & Off-Road Parking For 2-3 Vehicles
- Offered With No Chain
- Ideal For Families/First Time Buyers



Location

This property is located on Kenilworth Road, which is between Kirkdale Road and Gloucester Crescent in the area of Wigston. Nearby amenities include South Wigston Railway Station which is within walking distance, South Wigston High School, Fairfield Community Primary School, Tesco Superstore, South Wigston Health Centre and much more.

Description

A well proportioned three-bedroom semi detached home which offers spacious accommodation throughout and is ideal for families or first-time buyers.

The property briefly comprises; a porch leading into the entrance hall, spacious lounge, separate dining room and a fitted kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Externally, to the front, a front garden laid to lawn with off road parking for two to three vehicles and access to the garage, whilst the rear garden benefits from a private and sunny outlook.

Whilst the property is being sold with vacant possession, the property is currently let on 12-month AST at £900 pcm.

Accommodation

All measurements are approximate:

Porch

Double glazed door to front, door to entrance hall.

Entrance Hall - 5' 6" x 7' 3" (1.68m x 2.21m)

Stairs to first floor, radiator, power points, pendant light fitting.

Lounge - 13' 6" x 11' 8" (4.11m x 3.55m)

Double glazed window to front, radiator, power point, pendant light fitting.

Dining Room - 8' 11" x 9' 8" (2.72m x 2.94m)

Double glazed window and door to rear, radiator, power points, pendant light fitting.

Kitchen - 8' 3" x 8' 7" (2.51m x 2.61m)

Double glazed door to rear, double glazed window to side, base units and drawers, stainless steel sink, electric oven, four burner electric hob with extractor fan over, dishwasher, tile splashback surrounds, power points, pendant light fitting, door to cupboard.

First Floor Landing

Bedroom One - 13' 7" x 11' 8" (4.14m x 3.55m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Two - 8' 3" x 11' 8" (2.51m x 3.55m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bathroom - 7' 0" x 5' 0" (2.13m x 1.52m)

Double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tile splashback surrounds, radiator, pendant light fitting.

Outside

Front garden laid to lawn with a driveway providing off road parking for two to three vehicles, access to the garage, rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Oadby & Wigston Borough Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

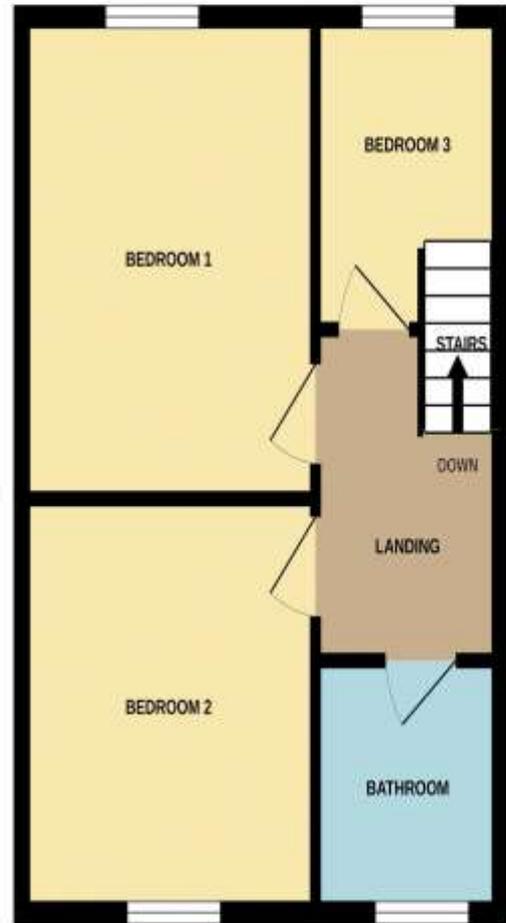
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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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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