

Offers in the region of £249,950 Grange Road, Wigston, LE18



- THREE BED SEMI DETACHED
- BEAUCHAMP COLLEGE CATCHMENT
- EXTENSIVE GARDENS
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION
- OPEN TO OFFERS
- COMBI BOILER
- CALL NOW

Oadby Estates are delighted to present to the market this Three Bedroom Semi-Detached property located on Grange Road, Wigston. The ground floor of the property consists of porch, entrance hall, large lounge and breakfast kitchen diner. The first floor of the property consists of three double bedrooms and bathroom with separate W.C. The property benefits from having off road parking, garage and an extensive private garden to the rear with patio and lawn areas.

The property is located on a quiet, residential road that provides quick links into the heart of Wigston and Leicester City Centre via Welford Road. It falls within the catchment of Beauchamp College. Contact Oadby Estates now for more information or to arrange a viewing.



Porch
Welcoming porch

Entrance Hall
Entrance hall leading to lounge, kitchen and stairs up.

Kitchen
12'7" x 10'1" (3.84m x 3.07m)
The breakfast kitchen has ample storage, integrated dishwasher, oven/hob, built in breakfast bar, double glazed window to rear, door to rear, tiled splash back and fitted breakfast bar.

Lounge
21'5" x 10'10" (6.53m x 3.30m)
The spacious lounge has a large window to the front of the property and patio sliding door to the rear. There is a fireplace and mantel.

First Floor Landing

Bedroom 1
11'11" x 9'1" (3.63m x 2.77m)
The master bedroom is a double with carpeted floors, fitted wardrobes and window to the front.



Bedroom 2
11'0" x 8'10" (3.35m x 2.69m)
The second bedroom is a double with carpeted floors, fitted wardrobes and window to the rear.

Bedroom 3
9'9" x 8'6" (2.97m x 2.59m)
Bedroom 3 is a double bedroom with carpeted floor and window to the rear.

Family Bathroom
6'8" x 5'5" (2.03m x 1.65m)
His and hers sinks, tub with shower over and heated towel rail.
Separate w.c. with window.

External
Externally, the property has off road parking to the front, parking to the side via a gate and temporary garage. The garden is very extensive with 2 patio areas, lawn areas and characteristic trees.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

