



Brailsford Road
Wigston Leicester LE18 1BG
£230,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

A great opportunity to purchase this well presented detached bungalow located within the popular and sought after residential suburb of Wigston bordering Knighton. The property provides versatile accommodation to include an entrance vestibule, entrance hall, light and airy lounge, double glazed conservatory, fitted kitchen, utility room, two bedrooms and shower room. Outside benefits from a well maintained frontage with driveway providing off road parking, garage and a low maintenance rear garden. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.

The property is perfectly situated for everyday amenities within Wigston Magna including Sainsburys and Aldi supermarkets and popular local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.



MORE PROPERTIES AVAILABLE AT WWW.KNIGHTSBRIDGE-ESTATES.CO.UK

- Gas Central Heating, Double Glazing
- Entrance Vestibule, Entrance Hall
- Lounge, Conservatory, Fitted Kitchen
- Utility Room, Two Bedrooms & Shower Room
- Well Maintained Frontage with Driveway
- Garage, Low Maintenance Rear Garden

Entrance Vestibule

With access to

Entrance Hall

With dado rail, ceiling coving, loft access, radiator.

Lounge 14'6" x 12'2"

A light and airy lounge with uPVC double glazed window to the side elevation, chimney breast with living flame gas fire, marble surround and hearth, double glazed patio doors leading to:

Conservatory

This double glazed conservatory has uPVC double glazed windows to the side and rear elevations, uPVC double glazed French doors leading to rear garden, terracotta ceramic tiled floor.

Fitted Kitchen 11'10" x 7'5"

With uPVC double glazed window to the side elevation, uPVC double glazed door leading to rear garden, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units with worksurfaces over, space for freestanding gas cooker, ceiling spotlights, ceiling coving, marble effect ceramic tiled floor, radiator.

Utility Room 7'11" x 5'10"

With uPVC double glazed window to the side elevation, comprising: stainless steel sink, drainer and mixer tap, a range of wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, space for fridge, wall mounted boiler, part tiled walls.

Bedroom One 13'5" into bay x 12'1"

With uPVC double glazed bay window to the front elevation, built-in wardrobes and storage drawers, ceiling coving, radiator.

Bedroom Two 10'6" x 9'

With uPVC double glazed window to the side elevation, ceiling coving, radiator.

Shower Room 7'10" x 6'10"

With uPVC double glazed window to the side elevation, comprising: shower cubicle with shower head over, low level WC, wash hand basin, part tiled walls, radiator.

Frontage

A low maintenance frontage with block paved driveway providing off road parking leading to:

Garage

With up and over door to the front elevation.

Rear Garden

A well maintained low maintenance rear garden with paved patio area, gravelled seating area, mature established flowerbeds, fencing to perimeter.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating	
Current Rating D 63	Potential Rating B 82

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.