



# Knightsbridge Estate Agents

SELLING | LETTINGS | LAND & NEW HOMES



Westerdale Road, Wigston Harcourt, Leicester, LE18 3XY

## Offers in Excess of £335,000 No Chain

A great opportunity to purchase this extended detached bungalow located in the popular and sought-after residential suburb of Wigston. 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. Parking is available on a driveway leading to a garage. The accommodation, in brief, consists of a porch, welcoming hallway, a spacious through lounge diner, a fitted kitchen, three bedrooms and a family bathroom. The property would benefit from some modernisation and upgrade. The property also boasts gardens to the front, side and rear, with the rear garden providing an excellent place to host family barbeques during the lovely summer months. To discover more and book a viewing on your next home, please call us on 0116 288 4888.



**CLARENDON PARK**  
72 QUEENS ROAD  
T. 0116 274 5544

**OADBY**  
49 THE PARADE  
t. 0116 271 3333

**WIGSTON**  
34 LEICESTER ROAD  
t. 0116 288 4888

KNIGHTSBRIDGE-ESTATES.CO.UK



## Property Specification

### Porch

Providing access to the hallway.

### Hallway

With a built-in cloak cupboard, loft inspection hatch and radiator.

### Lounge Diner 22'5" x 12' maximising to 13'8"

With a uPVC window to the front elevation, a uPVC window to the rear elevation, a chimney breast incorporating a wall-fitted gas fire, a TV point, and two radiators.

### Kitchen 11'4" x 8'10"

With a uPVC double glazed window to the rear elevation, double glazed door to the side elevation, range of wall and base units with roll edge laminated work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for a free-standing four ring gas hob, space for a double oven, plumbing for a washing machine, space for a fridge freezer and a radiator.

### Bedroom One 12'4" x 9'10"

With a uPVC window to the front elevation, built-in wardrobes and a radiator.



## Features

- ⌘ Offered on the Market with No Upward Chain
- ⌘ Three Bedroom Detached Bungalow
- ⌘ Open Plan Lounge Diner
- ⌘ Kitchen
- ⌘ Three Bedrooms
- ⌘ Bathroom
- ⌘ Gardens to the Front, Side & Rear
- ⌘ Viewing Highly Recommended





## Property Specification (continued)

### Bedroom Two 20'4" x 9'4"

With uPVC windows to the side and rear elevation, double glazed door to the rear and a radiator.

### Tenure

Freehold

### Council Tax

Band D

### Bedroom Three 17'52 x 7'5"

With uPVC windows to the side and rear elevation and a radiator.

### Family Bathroom 9'3" x 7'7"

With a uPVC window to the side elevation, bath with mixer shower head, low-level WC, wash hand basin, built-in storage cupboard and a radiator.

### Front Garden

With a well-maintained garden to the side, driveway and garage.

### Rear Garden

With well-maintained plant and shrub borders, a fenced perimeter, lawn area, model railway train track to the rear and side gated access to footpath/walkway leading to open fields.



## Property Layout



## Energy Efficiency Rating

**Current Rating** – D 58

**Potential Rating** – B 82



### Important Note: Room Specifications

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

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 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.'

### Important Note: Floorplans

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose.

Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

