Ervins Lock Road, South Wigston

Offers in Excess of £210,000 Freehold

A beautifully presented 2-bed semi-detached home in South Wigston. Features a light lounge, modern dining kitchen, well-sized garden & off-road parking for 2–3 cars. Viewing highly recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents

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Entrance Area

6' 3" x 5' 5" (1.91m x 1.66m)

Entered via a double-glazed door, double-glazed window to the front elevation, wood-effect laminate flooring, built-in cupboard, leading through to the lounge.

Lounge

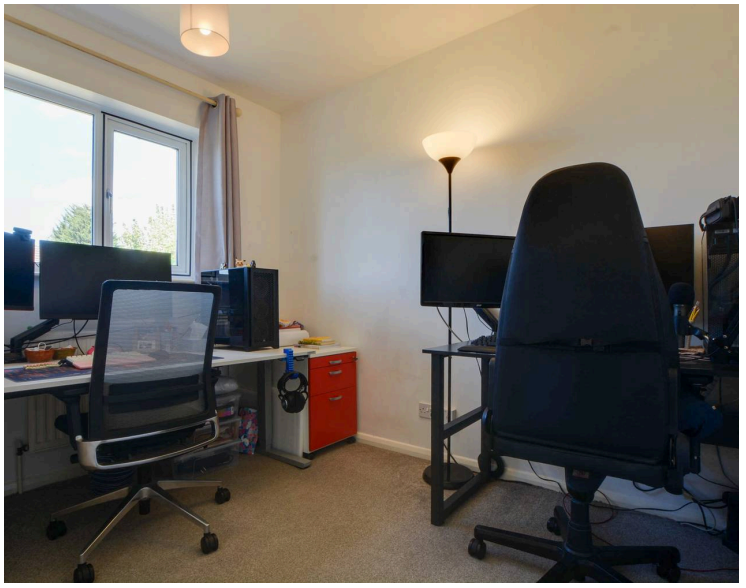
14' 2" x 10' 6" (4.33m x 3.20m)

Light and airy living room, double-glazed window to the front elevation, wood-effect laminate flooring, chimney breast incorporating a wall-mounted electric fire, television point, stairs providing access to the first-floor landing, radiator.

Dining Kitchen

14' 3" x 7' 10" (4.35m x 2.39m)

Double-glazed window to the rear elevation, double-glazed door providing views and access to the rear garden, ceramic tiled flooring, range of well-maintained base and wall units with granite-effect rolled-edge laminate work surfaces, stainless steel sink with drainer and mixer tap. Integrated inset 4-ring electric hob and oven with extraction hood over and stainless steel splashback, plumbing for a washing machine, space for a tall freestanding fridge-freezer, radiator.



Landing

Bedroom One
10' 10" x 9' 1" (3.30m x 2.77m)
Principal bedroom, double-glazed windows to the front elevation, over-stairs built-in cupboard, radiator.

Bedroom Two
9' 7" x 7' 0" (2.92m x 2.13m)
Double-glazed window to the rear elevation, radiator.

Bathroom
6' 11" x 6' 5" (2.11m x 1.95m)
Double-glazed window to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin with under-basin and over-basin storage, fully tiled walls, feature chrome wall-mounted radiator.

Front Garden

Lawn together with a paved driveway providing vehicle standing.

Rear Garden

Decent-sized rear garden, well-maintained.

Driveway

Paved driveway with parking capacity for 2 to 3 vehicles (depending on size).

1st floor

Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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