





Davenport Road, Wigston

£295,000 Freehold

Extended four-bedroom semi-detached home with an open-plan kitchen/dining room, principal bedroom with en-suite WC, two-storey rear extension, driveway parking for one vehicle and a good-sized rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents

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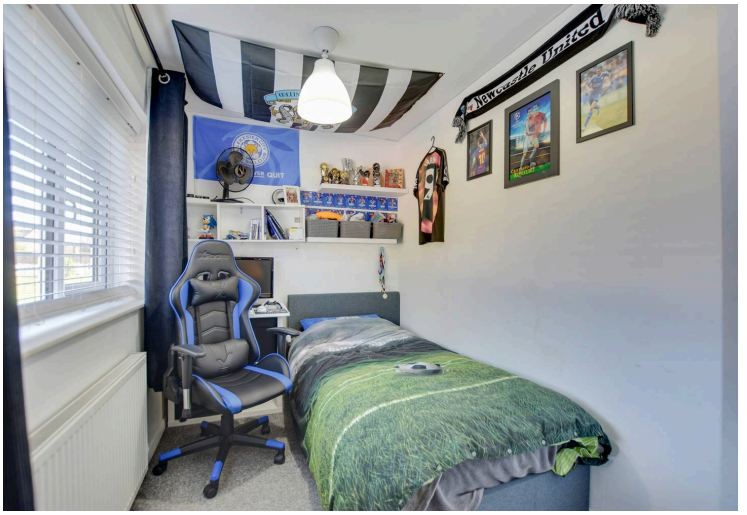

Entrance Hall
Providing access into the property with stairs rising to the first-floor accommodation, together with a useful cupboard and radiator

Sitting Room 14' 9" x 10' 10" (4.50m x 3.30m)
A well-proportioned reception room with a double glazed window to the front elevation and double glazed French doors to the rear elevation, providing plenty of natural light. Further benefiting from a radiator.

Open-Plan Kitchen/Dining Room 14' 5" x 10' 2" (4.40m x 3.10m)
An attractive open-plan kitchen and dining space fitted with a range of wall and base units complemented by work surfaces, together with a centre island incorporating further base units and a breakfast bar. Features include a stainless steel sink and drainer, oven, gas hob with extractor hood over, plumbing for a washing machine, built-in dishwasher and built-in fridge freezer. Double glazed openings to the front and rear provide natural light, with a side door leading to the lobby. Further benefiting from a radiator.





Side Lobby
An enclosed side lobby with gated access to both the front and rear of the property.

First Floor Landing
Providing access to the first-floor accommodation.

Bedroom One 11' 10" x 11' 6" (3.60m x 3.50m)
A well-proportioned principal bedroom with a double glazed window to the rear elevation, fitted wardrobes and radiator, together with the added benefit of an en-suite WC.

En-Suite WC 5' 7" x 4' 7" (1.70m x 1.40m)
Fitted with a low-level WC and wash hand basin.

Bedroom Two 10' 10" x 7' 10" (3.30m x 2.40m)
A good-sized bedroom with a double glazed window to the rear elevation and radiator.

Bedroom Three 10' 6" x 9' 2" (3.20m x 2.80m)
Featuring a double glazed window to the front elevation, fitted wardrobes and radiator. Loft access with a pull-down ladder leads to a partly boarded loft which houses the boiler. Bedroom Three also provides access through to Bedroom Four.

Bedroom Four 12' 2" x 6' 3" (3.70m x 1.90m)
Accessed via Bedroom Three and featuring a double glazed window to the front elevation and radiator.

Bathroom 7' 3" x 4' 11" (2.20m x 1.50m)
Fitted with a bath incorporating an overhead rainfall shower and handheld shower attachment, wash hand basin and low-level WC. Further features include an extractor fan, tiled walls, tiled flooring, heated towel rail and a double glazed window to the side elevation.

Garden

A good-sized rear garden featuring a paved patio with steps leading down to the mainly lawned garden. The garden is enclosed by fencing to the side and rear, with a rear access gate and access to the side lobby.



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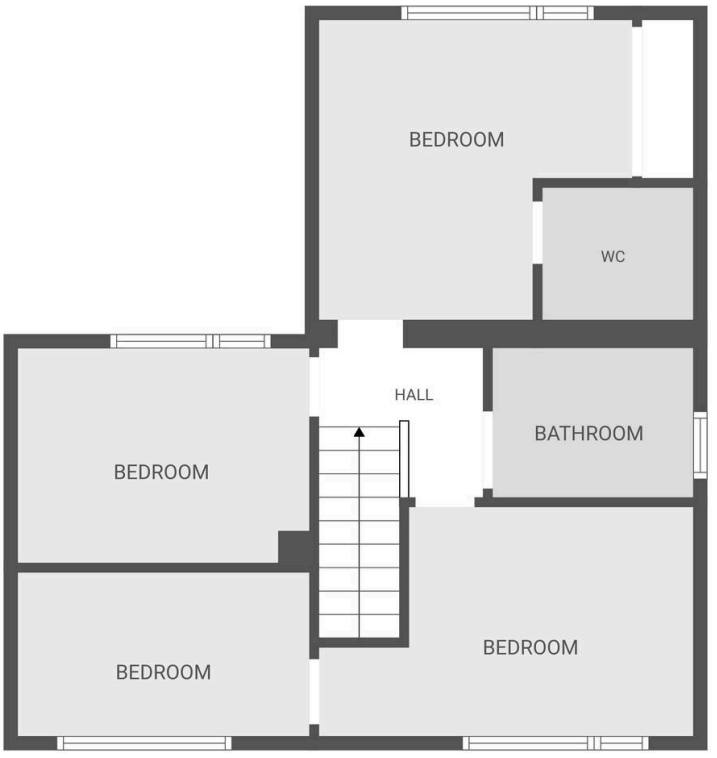

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