

House - Semi-Detached

FOR SALE



**DURNFORD ROAD  
WIGSTON  
LEICESTER  
LE18 2RG**

**£275,000**

**FEATURES**

- No chain
- Potential to extend stpp
- Driveway for 3 cars + garage and carport
- Kitchen / Diner
- Entrance Hallway
- Well presented throughout
- Three Bedrooms
- Lounge
- Shower Room
- Beautiful rear garden



**SETHS**

# 3 Bedroom Semi Detached House in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

### LOUNGE

15'6" x 13'7"

Carpeted, radiator, gas fireplace, uPVC double glazed window

### KITCHEN / DINER

19'5" x 9'2"

Wall and base units with worktops over, 4 ring gas hob with electric oven and extractor hood, sink with mixer tap and drainer, breakfast bar area, dining area, plumbing for washing machine, space for fridge/freezer, radiator, pantry, vinyl flooring, partly tiled walls, uPVC French doors to rear garden, uPVC double glazed door to carport / garage

### GARAGE

with up and over doors and lighting

### CARPORT

## FIRST FLOOR

### BEDROOM 1

11'7" x 11'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

10'8" x 8'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

7'9" x 6'7"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, lino flooring, partly tiled walls, radiator, spotlights, uPVC double glazed window

### OUTSIDE

To the front of the property is a spacious driveway with off road parking space for 3 cars along with access to a single garage. To the rear of the property is a spacious garden partly slabbed and partly laid to lawn with wooden fence surrounds. There is the added benefit of a couple of storage sheds including a brick built shed.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £1,942.68

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre



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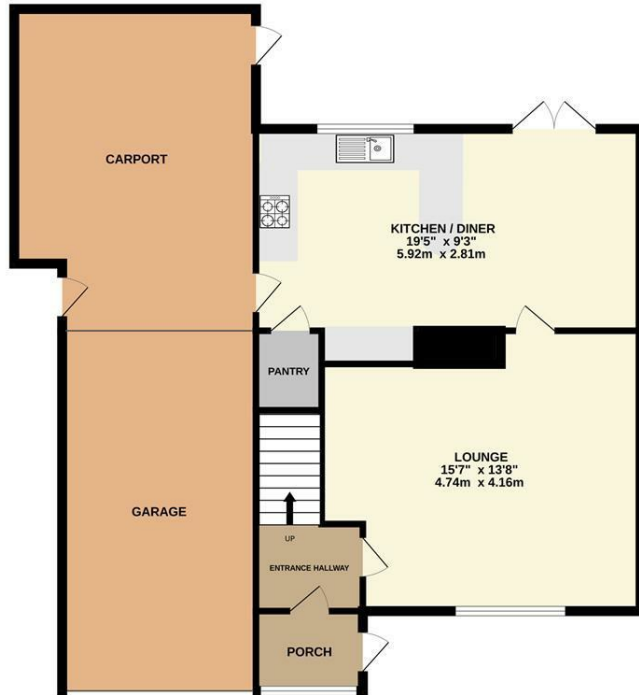
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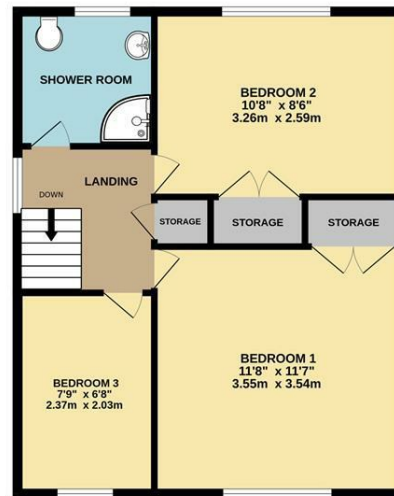
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

