



25 Saxondale Road, Wigston

£240,000 Freehold

**Phillips
George** 

Stylish 3-bed semi with modern kitchen, spacious lounge, walk-in shower, built-in wardrobes, landscaped gardens, decked patio, garage, off-road parking, and low-maintenance outdoor spaces.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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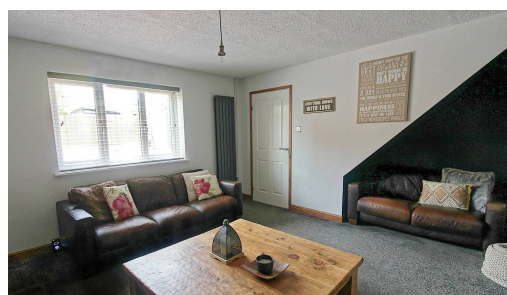
Tenure: Freehold

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- Modern kitchen
- Integrated appliances
- French doors to garden
- Open plan living areas
- Luxurious walk-in shower
- Feature fireplace
- Off-road parking
- Integral garage
- Private landscaped garden
- Decked patio area



Entrance Hall

Accessed via a composite front door. Door off to: Lounge. Stairs rising to: First floor. LED spotlights. Vinyl flooring. Radiator.

Lounge

15' 9" x 13' 4" (4.80m x 4.07m)

UPVC double glazed window to front aspect. TV and telephone point. Vertical wall mounted radiator. Door to:

Kitchen / diner

15' 9" x 7' 9" (4.80m x 2.37m)

The kitchen has a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink with drainer. There is a an integrated fridge/freezer, single fan assisted oven, integrated microwave, induction hob, extractor, space and plumbing for a washing machine. UPVC double glazed window to rear aspect. UPVC double glazed 'French' doors out to: Rear garden. LED spotlights. Under cabinet lighting. Vinyl flooring. Radiator.

Landing

Doors off to: bedrooms and bathroom. Loft hatch access.

Bedroom 1

10' 3" x 8' 10" (3.13m x 2.68m)

UPVC double glazed window to rear aspect. LED spotlights. Built-in wardrobes with sliding doors. Radiator.

Bedroom 2

10' 3" x 8' 10" (3.13m x 2.68m)

UPVC double glazed window to front aspect. LED spotlights. Radiator.

Bedroom 3

7' 8" x 6' 6" (2.33m x 1.98m)

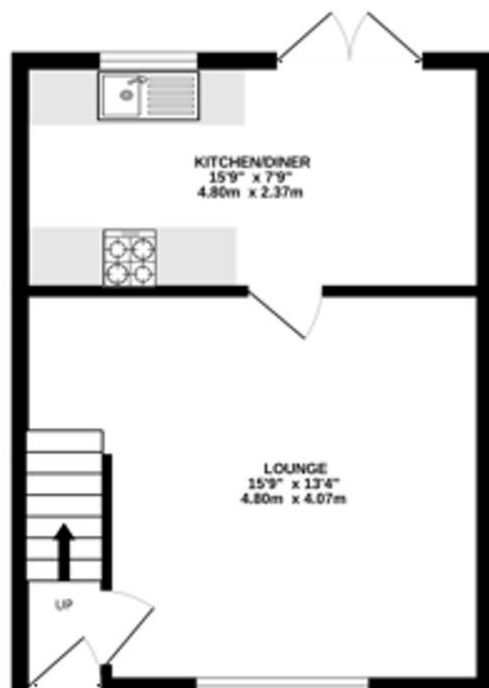
UPVC double glazed window to front aspect. LED spotlights. Laminate wooden flooring. Radiator.

Bathroom

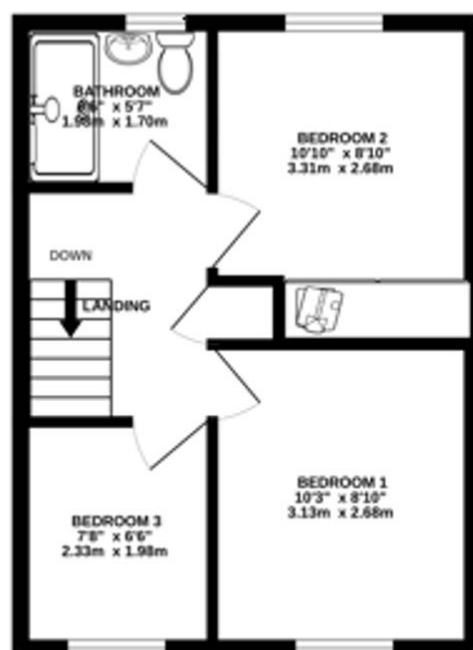
6' 6" x 5' 7" (1.98m x 1.70m)

Comprising: Walk-in shower with aqua boarding, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. Extractor. LED spotlights. Vinyl tile flooring. Vertical wall mounted radiator.

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

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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