



# 16 Wards Closes

, Wigston, LE18 3TS

## Asking Price £295,000

Welcome to this beautiful family home! As soon as you step inside, you'll be greeted by entrance hallway, with a staircase that leads up to the landing. Upon entering the spacious living room, you'll be delighted to find a bright and inviting space, perfect for unwinding and relaxation. The heart of this home lies in the extended dining kitchen, featuring bi-fold doors that open up to the garden, allowing an abundance of natural light to flood in and seamlessly connect the indoors with the outdoors. The modern kitchen showcases an array of wall and base units, complete with a stylish island in the center. Practical yet fashionable, this kitchen is ideal for entertaining. Additionally, on the right-hand side, you'll find a generously sized utility room and a contemporary downstairs toilet. As you make your way to the first floor, you'll discover three bedrooms and a modern family bathroom. The bathroom boasts a fabulous three-piece suite, including a vanity wash hand basin, a bath with a shower over it, and a low-level WC. Outside, this beautiful home presents off-road parking for multiple cars. To the rear of the property, you'll find a peaceful garden with a patio area that extends onto a lawn. Call us today to book in your viewing.

- Beautifully presented
- Three bedrooms
- Superb modern kitchen/Living area
- Utility Room
- Downstairs Wc
- Must be seen

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.





# Floor Plan



# Area Map



# Energy Efficiency Graph



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