

HUNTERS®

HERE TO GET *you* THERE



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Morleys Close

Wigston, LE18 3AB

Offers In Excess Of £430,000



- NO UPWARD CHAIN
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC

- EXECUTIVE STYLE MODERN HOME
- MASTER EN-SUITE
- OPEN PLAN KITCHEN-DINER
- STUDY/OFFICE
- DRIVEWAY AND GARAGE

Tel: 0116 366 0660

Morleys Close

Wigston, LE18 3AB

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Hunters are delighted to bring to market this impressive modern build detached home. The property is set within the new Wigston meadows residential development and is presented in immaculate condition. The property comprises of an entrance hallway with storage cupboard and stairs leading to the first floor. There is a contemporary open plan kitchen-diner with fitted appliances and double glazed French doors opening to the garden, off the kitchen is a separate utility area with a wall and base units and space for a washing machine. heading back to the hallway, there are doors off to the study-office room, a downstairs wc and the very generous lounge with double glazed doors opening to the garden.

To the first floor are four well presented double bedrooms with an en-suite shower room off the main bedroom. further along the landing is the four piece family bathroom suite, including a separate shower area. Externally the enclosed rear garden has been landscaped with flagstone paving and an artificial lawn. The front driveway is a mixture of block paving and tarmac leading to the garage.

This superb property has been finished to a high specification and is presented in ready to move in condition. To find out more about this home, call you local Hunters estate agents Wigston on 01163660660 and arrange your viewing.

Entrance hallway

Double glazed door, radiator, storage cupboard, stairs to first floor.

Open plan kitchen-diner

22'10" x 13'2" (6.98 x 4.02)

Double glazed bay window, a range of contemporary wall and base units, worksurfaces, integrated double oven and gas hob with extractor hood over, stainless steel sink, integrated dishwasher, integrated fridge-freezer, radiators.

Utility room

6'4" x 5'5" (1.94 x 1.67)

Double glazed door to the garden, wall and base units, worksurface, space for washing machine, radiator.

Living room

16'5" x 12'1" (5.01 x 3.70)

Double glazed windows, radiators, double glazed French doors opening to the garden patio.

Study

9'3" x 9'1" (2.83 x 2.79)

Double glazed window, radiator.

Downstairs wc

Double glazed window, wash hand basin, low level wc, radiator.

Landing

Stairs to ground floor, airing cupboard, radiator.

Bedroom One

14'11" x 12'0" (4.57 x 3.67)

Double glazed windows, fitted wardrobes, radiator, door to en-suite.

Bedroom two

9'2" x 12'6" (2.81 x 3.83)

Double glazed window, fitted wardrobes, built in cupboard, radiator.

Bedroom three

11'5" x 8'9" (3.48 x 2.67)

Double glazed window, fitted wardrobes, radiator.

Bedroom four

11'6" x 10'9" (3.52 x 3.29)

Double glazed window, built in wardrobe, radiator.

Family bathroom

8'7" x 6'6" (2.64 x 1.99)

Double glazed privacy window, shower cubicle, panel bath, wash hand basin, low level wc, part tiled walls, heated towel rail.

En-suite

Double glazed window, shower cubicle, wash hand basin, low level wc, heated towel rail, part tiled walls.

Garage

Up and over garage door.

Garden

Enclosed garden with patio paving and artificial lawn.

Material Information - Wigston

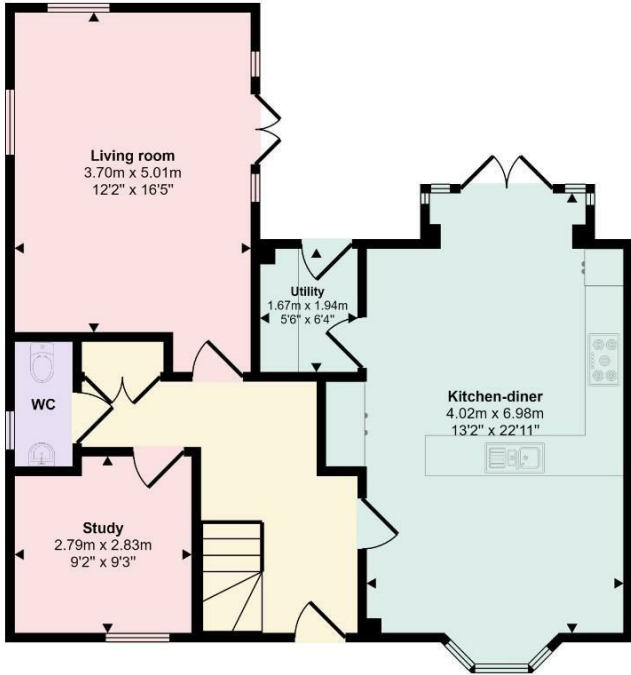
Tenure Type; Freehold

EPC Rating: B

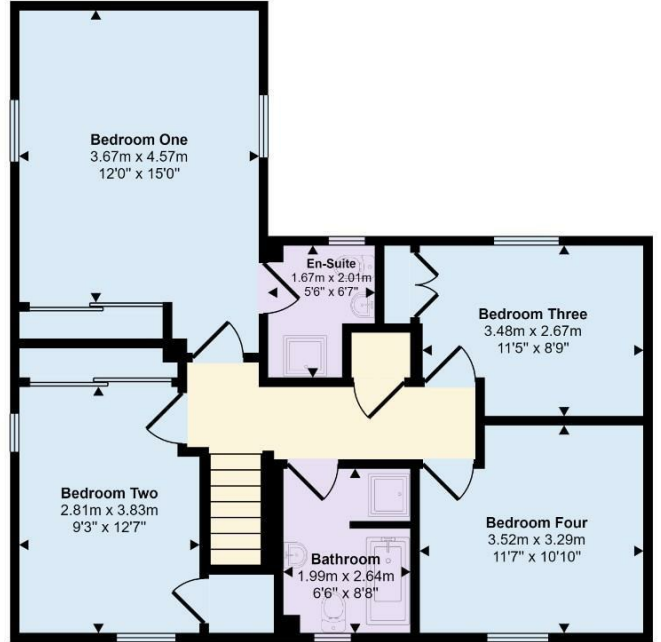
Council Tax Banding; E

Floorplan

Approx Gross Internal Area
148 sq m / 1588 sq ft



Ground Floor
Approx 75 sq m / 802 sq ft



First Floor
Approx 73 sq m / 785 sq ft

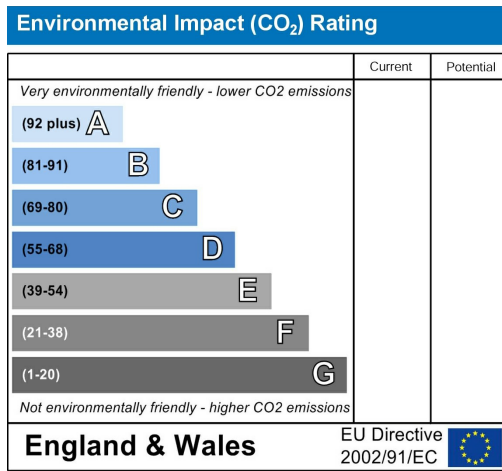
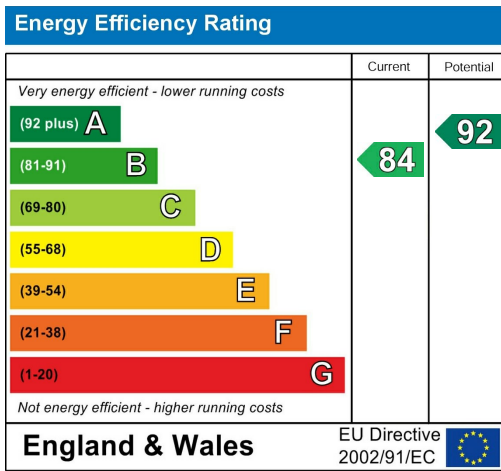
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Energy Efficiency Graph



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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