



## Skelton Drive, , Leicester, LE2 6JP

- 360 VIRTUAL TOUR
- Newly installed kitchen
- Lounge-dining room
- Generous driveway and garage
- Gas Central heating, Solar panels, Double glazing.
- Extended Detached Three/four bedrooms
- Ground floor wet room
- Corner plot
- Family bathroom
- Great access to the city and motorways

**Offers Over £350,000**





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## DESCRIPTION

Nestled within the very popular and sought after area of West Knighton is this well presented, extended detached family home that sits on a generous corner plot.

The property offers extensive accommodation over two floors and comprises of an entrance porch with opening to the hallway, a recently installed modern kitchen with fitted appliances, an open plan lounge-dining room with double glazed bay window to the side, a further extended sitting room, which can be utilised as a fourth bedroom, with a separate door off to a shower-wet room with two separate shower units.

Returning to the hallway, stairs lead up to the first floor landing, which gives individual access to all three bedrooms and the family bathroom, which consists of a panel bath with shower over, pedestal wash hand basin and low level wc.

Outside, the enclosed rear garden has patio paving with an edged lawn within the centre, some plant and flower borders with a climbing grapevine, which produces an abundance of fruit, to the side is a vegetable garden and gated access to the driveway, which provides ample off road parking spaces for the property and access to the detached garage.

This lovely family home benefits from gas central heating, double glazing, solar panels and has the scope to further develop the footprint, subject to relevant planning regulations.

In our opinion this detached family home is a must view to appreciate the size, location and scope it has to offer and to find out more, call your local Hunters estate agents and arrange your viewing.







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Approx Gross Internal Area  
109 sq m / 1172 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.

### Viewings

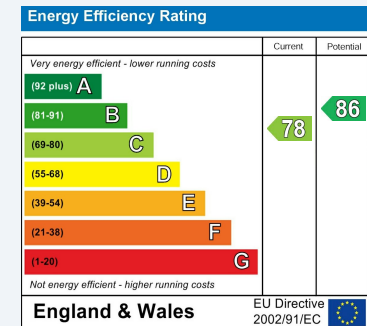
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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