



Mablowe Field, , Wigston, Leicestershire, LE18 3UJ

- SOUGHT AFTER CUL-D-E-SAC
- LIVING ROOM
- MODERN THREE PIECE BATHROOM SUITE
- SCOPE TO EXTEND
- 360 VIRTUAL TOUR
- THREE BEDROOM SEMI-DETACHED
- FITTED KITCHEN-DINER
- CORNER PLOT
- GENEROUS DRIVEWAY

Offers In The Region Of £265,000



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DESCRIPTION

Hunters are delighted to market this fabulous example of a semi-detached home, that is presented in immaculate condition and set within a sought after cul-de-sac within the Wigston Harcourt residential area.

This lovely home would be ideal for first time buyers and families looking for a home within the local area, and comprises of an entrance hallway with doors off to the fitted kitchen-diner and a living room to the rear with double glazed French doors with views over the garden.

Returning to the hallway, stairs lead up to the first floor, where there are two well presented double bedrooms, a single bedroom, which is being utilised as a home office and a modern three piece bathroom suite with P-shaped bath and shower over.

Outside, the property is on a generous corner plot and has the potential to extend, subject to relevant planning regulations. The garden is mainly lawn with some border plants, shrubs and trees with a private patio paved seating area to the side of the home. The insulated garden shed has power and plumbing for a washing machine and space for appliances. Gated access from the garden opens onto the driveway which is a mixture of decorative stone and paved pathways.

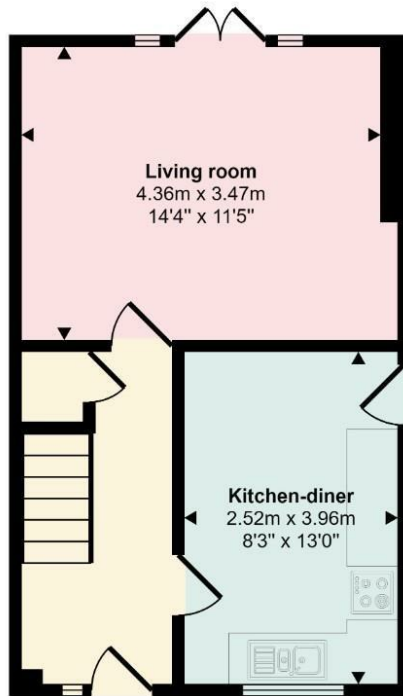
The home benefits from gas central heating and double glazing and viewing is highly recommended to appreciate the style, location and scope it has to offer.

To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.

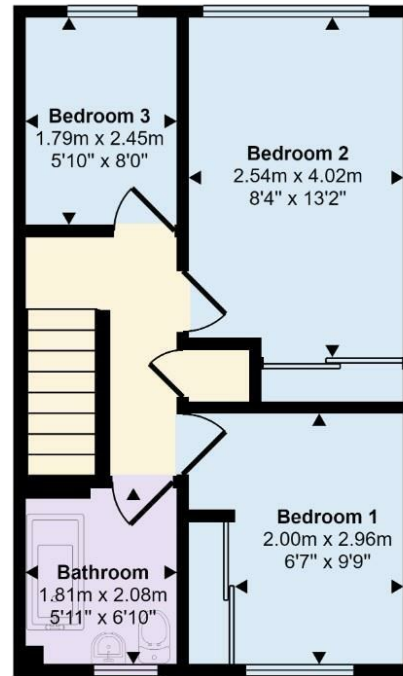




Approx Gross Internal Area
69 sq m / 738 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 34 sq m / 370 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

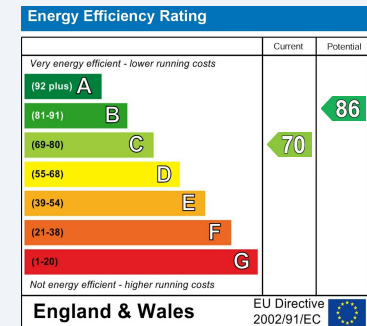
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.