



## Ashurst Close

Wigston, LE18 3SZ

Offers Over £340,000



- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- OPEN PLAN LIVING-DINING ROOM
- ENSUITE BATHROOM
- 360 VIRTUAL TOUR
- SCOPE TO ALTER EXISTING LAYOUT
- FOUR BEDROOMS
- SITTING-GAMES ROOM
- FAMILY SHOWER ROOM
- OFF ROAD PARKING AND GARAGE
- CUL-DE-SAC CORNER PLOT

# Ashurst Close

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Nestled within a quiet cul-de-sac on the very popular Wigston Harcourt estate you will find this immaculately presented detached family home, that offers plenty of modern living space for a growing family over two floors.

This fabulous extended home comprises of an inner porch with double glazed door to the hallway, a spacious living room with open plan archway to the dining area and double glazed French doors opening to the garden, a modern refitted kitchen with opening to the utility area, which could be re-purposed to create a ground floor cloakroom and a further sitting-playroom, which could be utilised as an additional bedroom.

Returning to the hallway, stairs lead up to the first floor landing, where you will find the three double bedrooms with bedroom one boasting its own private three piece bathroom suite, a further single bedroom with fitted wardrobes, and the modern family shower room with a separate shower cubicle, wash hand basin and low level wc.

Outside, the garden is enclosed with a mix of fence panelling and brick wall with an established and well stocked plant and flower beds, a lawn, patio paving and a further private patio seating area to the side of the home.

The property benefits from having off-road parking and a detached garage to the rear, gas central heating and double glazing, and in our opinion is a must-view to appreciate the space, style and location it has to offer.

To find out more about this superb extended detached family home, contact your local Hunters estate agents Wigston to arrange your viewing.



### Hallway and inner Porch

Double glazed doors, stairs to first floor.

### Living room

14'1" x 12'5" (4.30 x 3.79)

Double glazed window, radiator, opening through to the dining room.

### Dining room

7'7" x 7'8" (2.33 x 2.35)

Double glazed French doors opening to the garden, radiator, door to kitchen, opening to living room.

### Kitchen

7'10" x 7'9" (2.40 x 2.38)

Double glazed window, modern design wall and base units, work surfaces, inset stainless steel sink with mixer tap, integrated oven and hob with extractor over, opening to utility area.

### Utility

8'9" x 4'6" (2.68 x 1.38)

Double glazed window, space for washing machine, tumble-dryer and upright fridge-freezer, double glazed door to garden, door to sitting room.

### Sitting room/games room

15'5" x 8'10" (4.71 x 2.70)

Double glazed window, radiator.

### Landing

Storage cupboard, doors to bedrooms and shower room, stairs to ground floor.

### Bedroom 1

14'4" x 8'8" (4.38 x 2.65)

Double glazed window, fitted wardrobes, radiator, door to en-suite bathroom

### En-suite bathroom

8'10" x 5'10" (2.71 x 1.79)

Double glazed window, panel bath with shower over, wash hand basin, low level wc, heated towel rail, extractor fan with light.

### Bedroom 2

8'10" x 8'10" (2.70 x 2.71)

Double glazed window, fitted wardrobes, radiator.

### Bedroom 3

10'5" x 8'11" (3.20 x 2.72)

Double glazed window, fitted wardrobes, radiator.

### Bedroom 4

6'8" x 7'8" (2.04 x 2.34)

Double glazed window, fitted wardrobes, radiator.

### Family Shower room

6'5" x 5'7" (1.97 x 1.71)

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

### Garage

14'11" x 8'9" (4.57 x 2.69)

Up and over garage door, power and lighting.

### Outside

Enclosed garden with lawn, flower and plant beds, patio paving, patio seating area, gated access to driveway.

### Material Information - Wigston

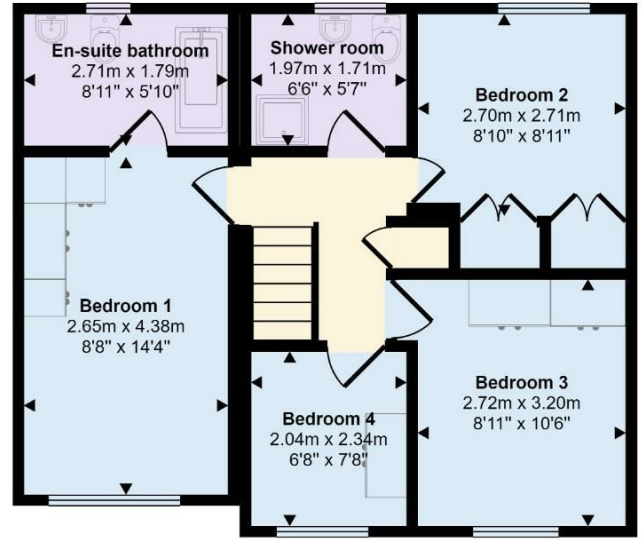
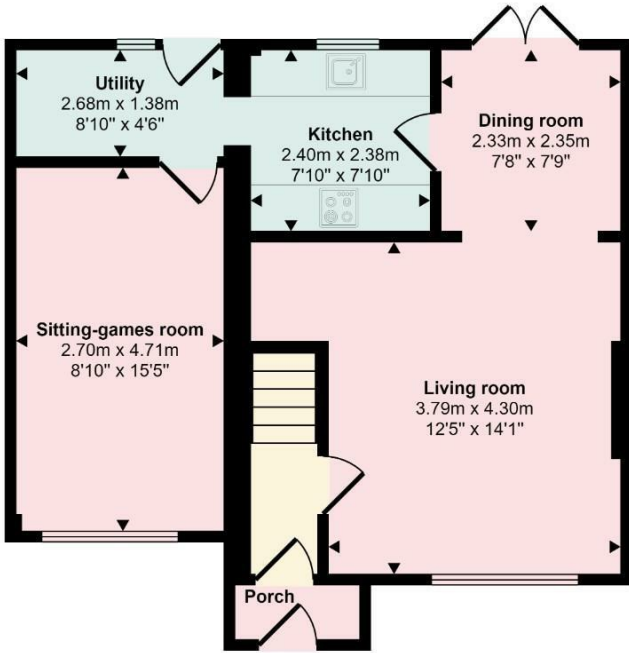
Tenure Type; Freehold

EPC rating: C

Council Tax Banding; C

# Floorplan

Approx Gross Internal Area  
105 sq m / 1131 sq ft



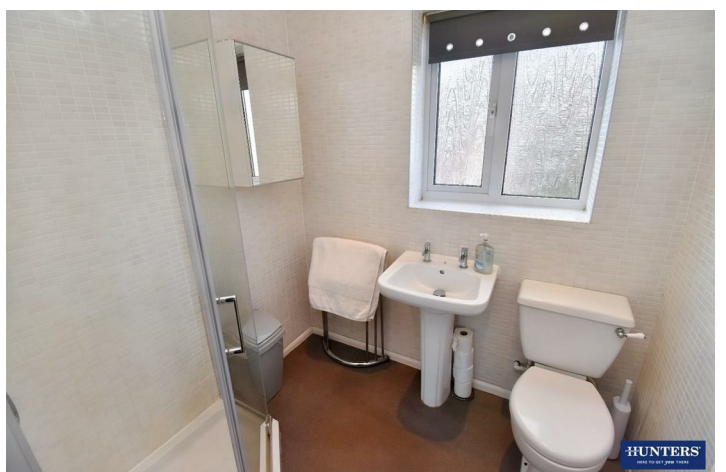
First Floor  
Approx 52 sq m / 556 sq ft

Ground Floor  
Approx 53 sq m / 575 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.



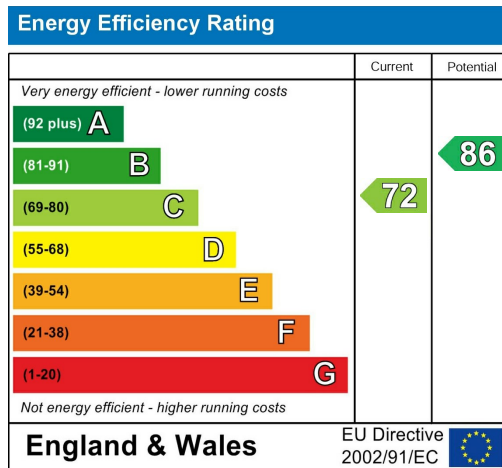








## Energy Efficiency Graph



## 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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