



Highfield Drive

Wigston, LE18 1NN

Offers In Excess Of £450,000



- FOUR BEDROOM DETACHED HOME
- FOUR PIECE BATHROOM SUITE
- ATTIC ROOM
- GARAGE AND WORKSHOP
- LOCAL PARKS, SHOPS AND AMENITIES

- OPEN PLAN LIVING-DINING ROOM
- SEPARATE SHOWER ROOM
- GENEROUS GARDEN PLOT
- DRIVEWAY
- RE-FITTED KITCHEN

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Hunters are delighted to offer to market this fabulous detached home that offers a contemporary living space within a traditional style property.

The home is presented in ready to move in condition with extensive and versatile accommodation over two floors. The detached property comprises of an entrance porch, a hallway, an open plan living-dining room with feature multi-fuel burner and double glazed French doors opening to the garden, a re-fitted modern kitchen with complementary wooden worksurfaces, a four piece bathroom suite with double ended oval bath and separate shower cubicle, and two double bedrooms, with bedroom two being utilised as a home office.

Returning to the hallway, stairs ascend to the first floor where you find a further two bedrooms with bedroom three having double aspect windows to the front and rear, and bedroom four having built in storage cupboards. Between the two bedrooms is a modern fitted shower room with a raindrop shower head and low flush wc. A door off bedroom four leads into the generous attic area, which is currently being utilised as a further bedroom with a separate walk in wardrobe.

A door leads off the kitchen to a sun room with double glazed French doors opening to the garden, an additional separate wc with two storage cupboards, and a door to the lobby which gives access off to the workshop and garage.

Outside, the rear garden has a lawn with some mature plant and shrub borders, a mixture of paving slabs and jigsaw paving, creating a generous patio area, and gated access to the front of the home., which has a block paved driveway providing ample off road parking spaces for the property.

This beautifully presented home benefits from gas central heating and double glazing and internal viewing is highly recommended to appreciate the style, space and location it has to offer.

To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.

Porch

Composite door, tiled flooring.

Hallway

Double glazed windows, Parquet flooring, understairs storage cupboard, radiator, stairs to first floor.

Living room

Double glazed window, inset feature multi-fuel burner, radiator, double glazed French doors to garden, opening to dining room.

Dining room

Double glazed window, radiator, opening to living room, door to kitchen.

Kitchen

Double glazed window, a range of modern re-fitted wall and base units, wooden worksurfaces, Butler sink with mixer tap, space for range cooker, space for washing machine and upright fridge-freezer, integrated dishwasher, part tiled walls, tiled flooring, radiator.

Bathroom

Double glazed window, double ended oval bath, shower cubicle, wash hand basin, low level flush wc, tiled walls and flooring, heated towel rail.

Bedroom 1

Double glazed windows, radiator, parquet flooring, radiator.

Bedroom 2

Double glazed window, parquet flooring, radiator.

Landing

Staircase, skylight window.

Bedroom 3

Double glazed windows, radiator.

Bedroom 4

Double glazed window, storage cupboards, radiator.

Attic room

Walk in wardrobe, storage cupboards, radiator.

Shower room

Shower cubicle with glass panel door, low flush wc, wash hand basin, tiled walls and flooring.

Sun room

Double glazed French doors, storage cupboards, door to lobby.

WC

Double glazed window, low flush wc

Workshop

Power and lighting, part glazed door and window.

Garage

Power and lighting, double garage doors, double glazed door.

Outside

Garden with lawn and edged borders, patio paving. Block paved driveway.

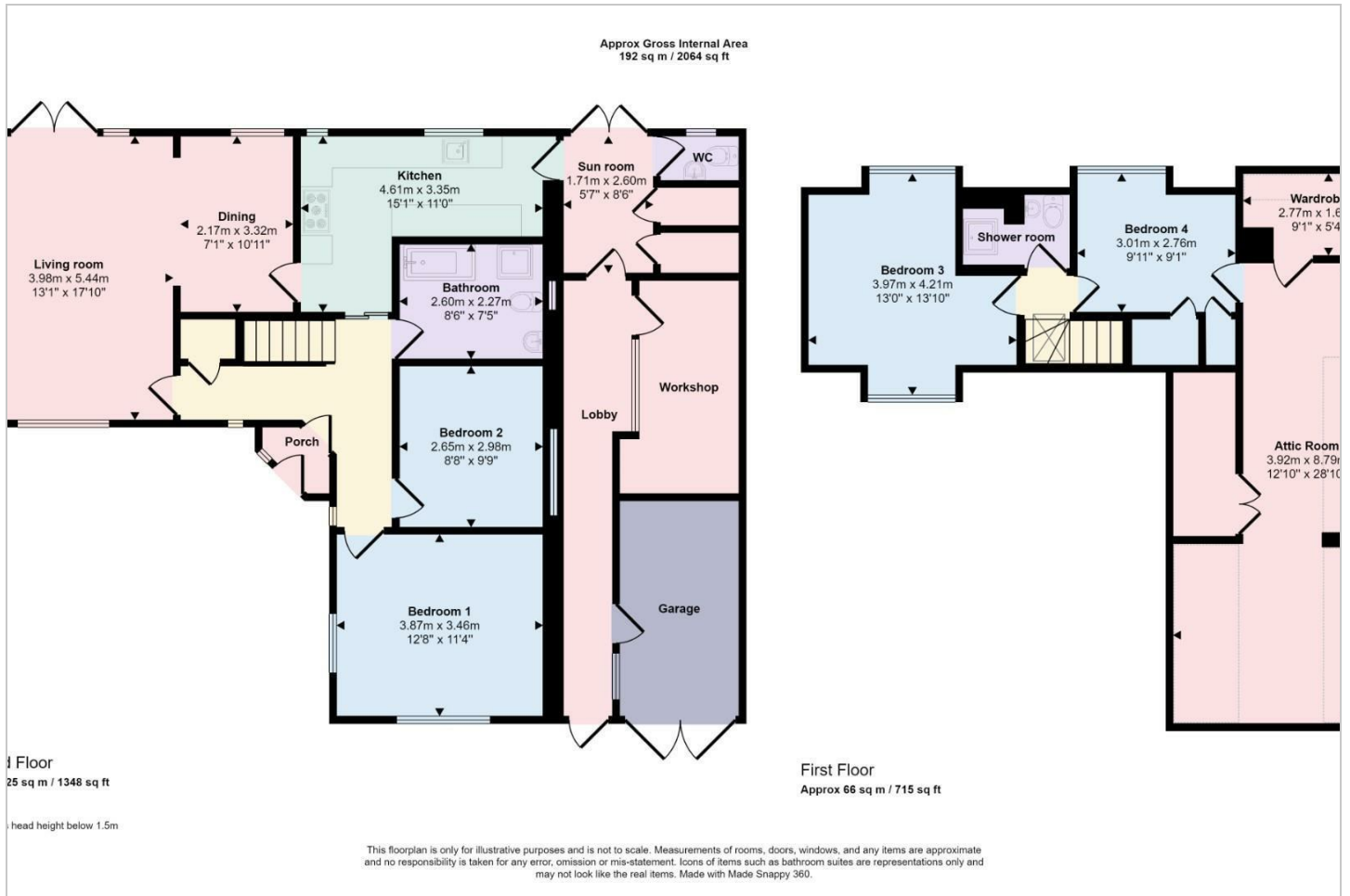
Material Information - Wigston

Tenure Type; Freehold

EPC Rating; E

Council Tax Banding; D

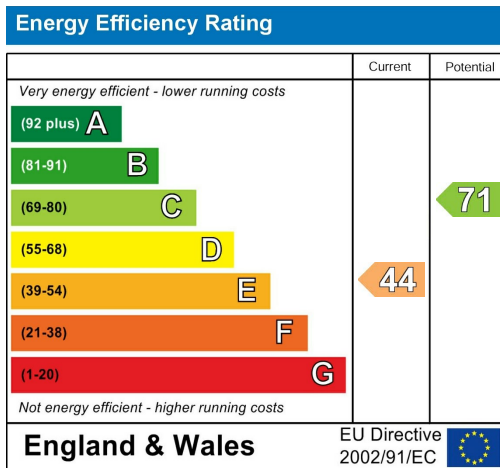
Floorplan







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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