



## Brixham Drive

Wigston, LE18 1BJ

£375,000



- THREE BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN-DINER
- CONSERVATORY
- READY TO MOVE INTO CONDITION
- ENCLOSED REAR GARDEN
- BEAUTIFULLY PRESENTED
- BESPOKE MODERN SHOWER ROOM
- DETACHED GARAGE AND TWO DRIVEWAYS
- EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS TO THE CITY

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Presented in ready to move in condition is this fabulous detached bungalow that offers a modern and bespoke interior design, within a traditional style home.

This superb bungalow comprises of an entrance porch with door leading to an L-shaped hallway, a spacious lounge with feature fireplace and double glazed patio doors and windows, which allow plenty of natural light to flood in, the bespoke open plan kitchen is the hub of the home with a range of fitted units and complimentary granite worksurfaces and an opening into the light and airy conservatory.

Returning to the hallway, a door leads off to the impressive shower room which is fitted out with a separate shower zone with opaque glass privacy screen, a vanity unit with inset wash hand basin and low level flush wc. Continuing along the hallway you will find the three well appointed bedrooms with bedroom one having modern fitted wardrobes and double glazed French doors leading outside, a second double bedroom and the third bedroom, which is being utilised as a work from home office-study.

Outside, the wrap around garden has a wealth of mature plants and shrubs with a mixture of evergreen and privet hedges, close board fence panels with two separate gated entry points for off road parking and gated access to the rear block paved enclosed garden space. The detached garage has an electric roller door and is being utilised as a storage area and a fitted utility and snug area.

The home is in immaculate condition and benefits from gas central heating, solid Oak internal doors and double glazing. In our opinion is one not to be missed out on viewing to appreciate the style, presentation and location it has to offer.

To find out more about this amazing and cosy home, contact your local Hunters estate agents Wigston to arrange you viewing.

### Porch

7'1" x 3'11" (2.16 x 1.21)

Upvc door and windows, door to hallway

### Hallway

Part glazed wooden door and windows, radiators.

### Lounge

20'8" x 10'0" (6.32 x 3.07)

Double glazed windows, inset feature place and surround, radiators, double glazed patio doors to garden.

### Kitchen-diner

13'9" x 15'0" (4.21 x 4.58)

Double glazed windows, a range of wall and base units, complimentary granite worksurfaces, integrated oven and gas hob, space for dishwasher and washing machine, drainer sink with mixer tap, radiator.

### Conservatory

6'9" x 10'5" (2.08 x 3.19)

Upvc double glazed windows, tiled flooring, radiator, double glazed door to garden

### Bedroom 1

9'1" x 18'2" (2.79 x 5.55)

Double glazed French doors, fitted wardrobes, radiator.

### Bedroom 2

8'9" x 12'10" (2.69 x 3.93)

Double glazed window, radiator.

### Bedroom 3

12'4" x 7'8" (3.77 x 2.34)

Double glazed window, built in cupboard, radiator, currently being utilised as a home office.

### Shower room

6'0" x 18'4" max (1.85 x 5.59 max)

Double glazed windows, Shower zone with raindrop shower and tiled walls, shower screen, vanity unit with wash hand basin, low flush wc, heated towel rail, radiator, cupboard housing central heating boiler and storage.

### Garage

18'8" x 9'2" max (5.71 x 2.80 max)

Electric roller door, power and lighting, upvc door to rear, wall and base units with worksurfaces, double glazed windows, integrated fridges and freezer, space for tumble dryer.

### Outside

Garden to front, side and rear with various plants and shrubs, block paving, driveways.

### Material Information - Wigston

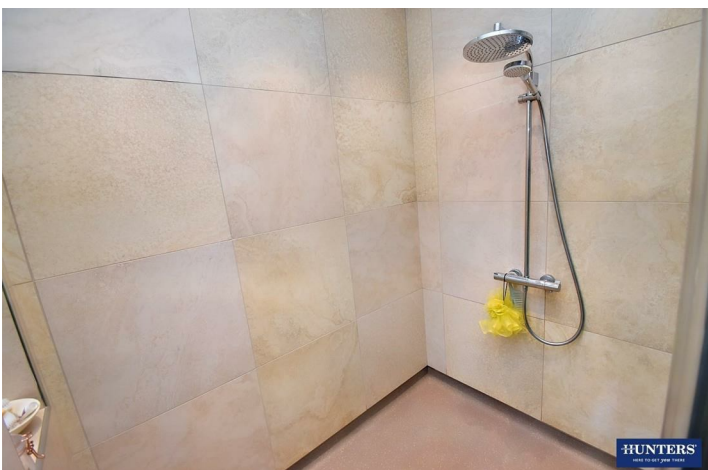
Tenure Type; Freehold

EPC Rating; D

Council Tax Banding; D

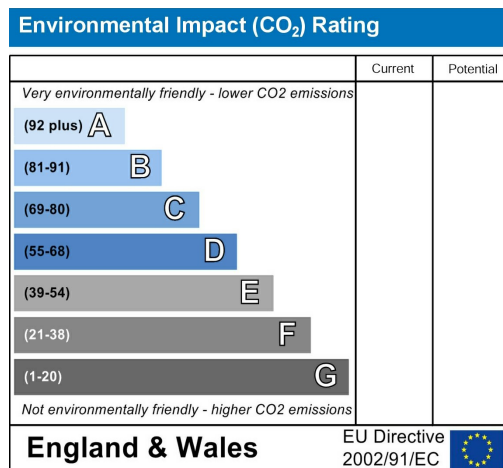
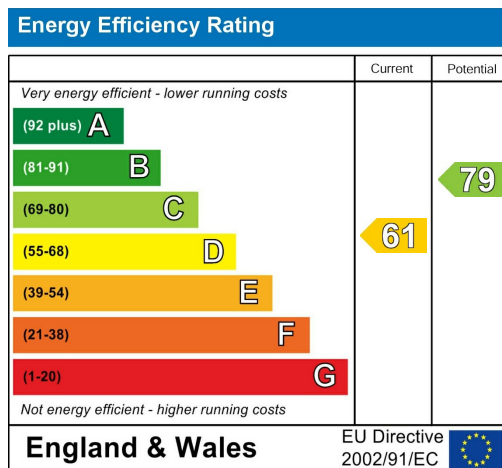
# Floorplan







## 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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