



Welford Road, , Wigston, Leicestershire, LE18 3TW

- MODERN FOUR BEDROOM DETACHED
- SPACIOUS LOUNGE
- GENEROUS LAWN
- EN-SUITE SHOWER ROOM
- GARAGE AND DRIVEWAY
- OPEN PLAN KITCHEN-DINING ROOM
- EXECUTIVE STYLE FAMILY HOME
- FOUR PEICE FAMILY BATHROOM SUITE
- UTILITY ROOM

Offers In The Region Of £375,000



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DESCRIPTION

Hunters are delighted to offer to market this superb example of a modern detached family home that offers comprehensive living space over two floors.

This executive style family home is conveniently positioned on the fringe of Wigston town and local countryside, and has good road and public transport links to the city, motorways and local villages.

This well presented property comprises of an entrance hallway with doors off to a downstairs cloakroom, a light and spacious lounge with various windows and double glazed French doors which allows plenty of natural light to flood in, an open plan modern fitted kitchen-dining room with integrated appliances, and a utility room with double glazed door to access the rear garden.

Returning to the hallway, stairs ascend to the first floor landing which has individual doors off to the four well appointed bedrooms with bedroom one and two having fitted wardrobes and the added benefit of a private en-suite shower room to bedroom one. The contemporary four piece family bathroom suite consists of a double ended bath with central mixer tap, a separate shower cubicle, wash hand basin and low flush wc.

Outside, the rear garden is enclosed with fence panelling with a generous lawn and patio paving leading to gated access to the block paved driveway and garage.

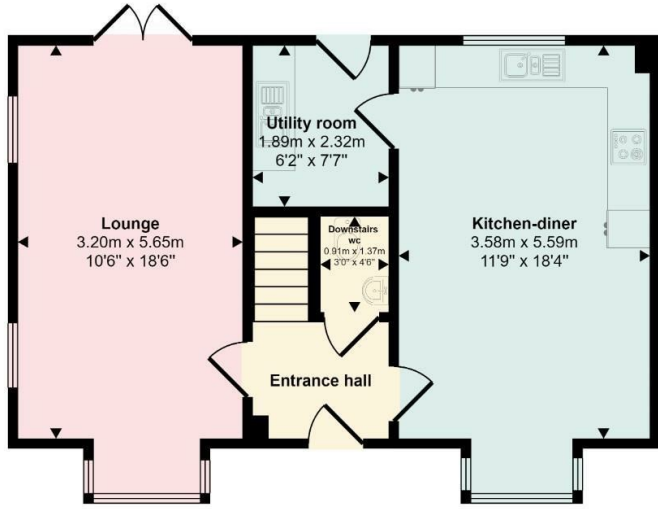
The detached property benefits from gas central heating and double glazing and internal viewing is highly recommended to appreciate the size, quality of fixture and fittings and location it has to offer.

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

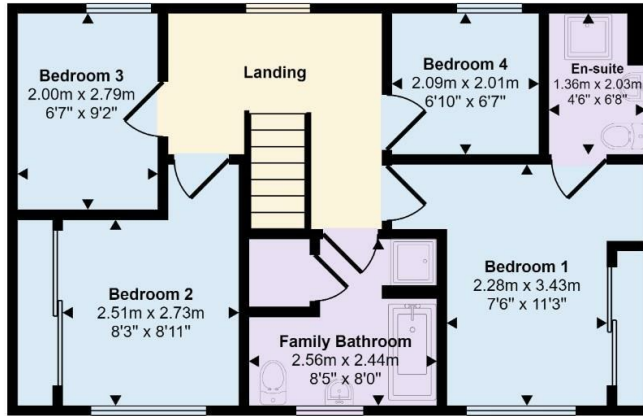




Approx Gross Internal Area
103 sq m / 1105 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 50 sq m / 536 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

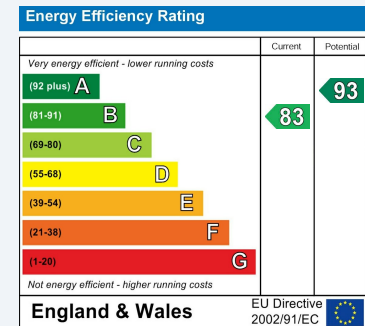
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

