



Mablowe Field, , Wigston, LE18 3UJ

- IMMACULATLEY PRESENTED
- IDEAL FIRST TIME BUYER OR INVESTOR
- MODERN FITTED KITCHEN
- PARKING
- QUIET CUL-DE-SAC LOCATION
- TWO BEDROOM HOME
- LIVING ROOM
- MODERN BATHROOM SUITE
- ENCLOSED GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Offers In The Region Of £210,000



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DESCRIPTION

Nestled within a sought after cul-de-sac on the very popular Wigston Harcourt residential estate, you will find this lovely two bedroom home that is presented in ready to move in condition.

This lovely home comprises of an entrance porch with an opening leading into the living room, with double glazed window to the front, and stairs leading to the first floor landing. A door leads off to the modern fitted kitchen with a range of modern re-fitted wall and base units with complementary worktops and spaces for a freestanding oven, washing machine, upright fridge freezer, and double glazed door opening to the garden patio terrace.

To the first floor, doors lead off to the two well appointed bedrooms, with bedroom one having fitted wardrobes and bedroom two having a recessed wardrobe space. The modern re-fitted bathroom has metro style wall tiling with a single ended bath, central waterfall mixer tap and shower over, a vanity unit with inset wash hand basin, waterfall mixer tap and low flush wc.

Outside, the rear garden has a raised patio paved terrace with steps leading down to the lawn and garden shed with fence panelling and gated access to the rear.

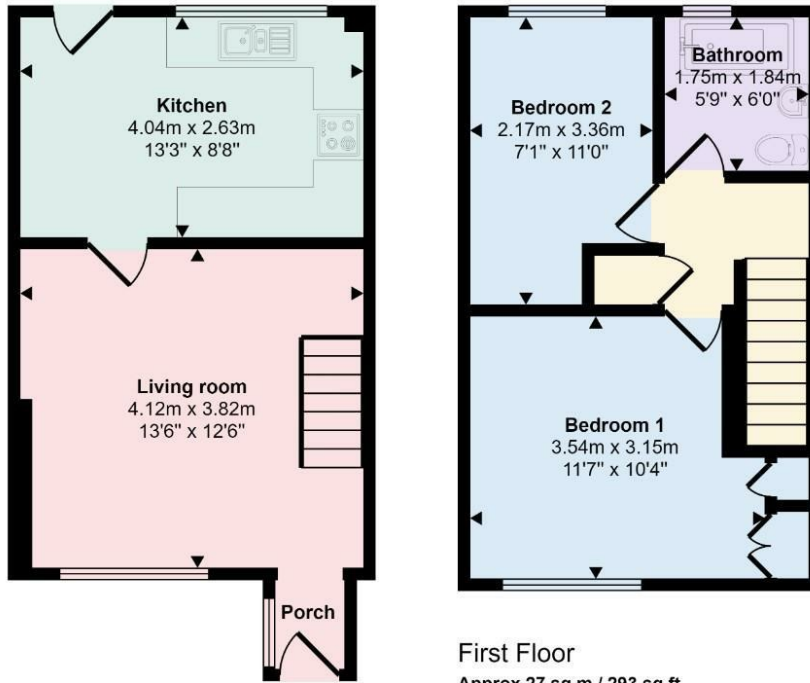
The home offers a stylish and modern interior and would be ideal for a first time buyer or an investor looking for a rental property in this popular location. The property benefits from gas central heating, double glazing and private parking to the front of the home and in our opinion is a must view to appreciate the style and location it has to offer.

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





Approx Gross Internal Area
55 sq m / 594 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

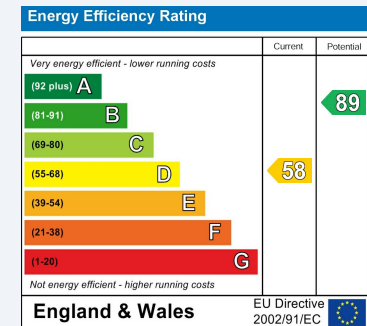
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.