



Leicester Road, Wigston, Wigston, LE18 1HQ

- 0.25 Acre plot
- Four Bedroom Detached home
- Kitchen
- Attic room
- Ground floor shower room and WC
- Scope to Extend
- Open Plan Lounge-Dining room
- Utility room
- Bathroom
- Detached garage and Driveway

Offers Over £475,000



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DESCRIPTION

Set within approximately 0.25 acre plot is this four bedroom, detached home that offers plenty of living space over two floors. The property would make a superb family residence once renovated and has the scope to extend or to build a further property to the rear with its own separate private driveway. (Subject to relevant planning regulations approval)

This substantial home comprises of a porch, an L-shaped hallway, a generous open plan lounge-dining room, a fitted kitchen and utility room, a ground floor double bedroom, which could be re-purposed to become a further reception room, home office or games room, and a ground floor shower-wet room.

Retuning to the hallway, stairs ascend to the first floor landing which give access off to the three double bedrooms and a family bathroom. Off the hallway, a cupboard has access into the eaves which could be utilised to alter the layout, and off bedroom three is a lobby, which opens into a generous attic room.

Outside, the very generous garden has a lawn with various fruit trees, garden sheds and summerhouses, a greenhouse, and double gated driveway to the rear.

The front garden has a lawn with edged plant and shrub borders with a driveway, which provides ample off road parking for the property and access to the detached garage.

The property is being sold with the added benefit of having No Upward Chain and would be ideal for a family or developer looking for a property that sits on a very generous plot with separate rear access driveway.

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





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Approx Gross Internal Area
211 sq m / 2275 sq ft



Ground Floor
Approx 124 sq m / 1332 sq ft



First Floor
Approx 88 sq m / 942 sq ft

Does not include head height below 1.5m

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 Magic Snaggy 360.

Viewings

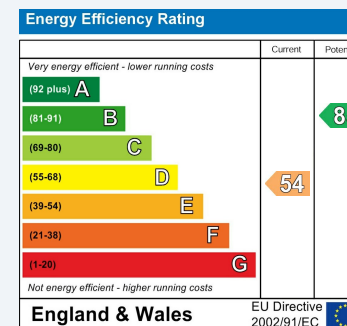
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.