



Sussex Road , Wigston, LE18 4WP

- THREE BEDROOM SEMI-DETACHED HOME
- KITCHEN
- DRIVEWAY AND GARAGE
- POPULAR RESIDENTIAL LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE-DINING ROOM
- THREE PIECE BATHROOM SUITE WITH SHOWER OVER
- ENCLOSED GARDEN
- LOCAL SHOPS, SCHOOLS, PARKS AND AMENITIES
- SCOPE TO EXTEND

Offers In The Region Of £250,000



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DESCRIPTION

Nestled within the heart of the very popular Fairfield estate within Wigston is this well presented, three bedroom, semi-detached home that is presented in ready to move in condition.

This lovely family home is conveniently positioned for access to the local primary school, park, shops, and with good road and public transport links to the city and motorways.

The property comprises of an entrance hallway, with doors off to the kitchen, with re-fitted wall and base cupboards, complimentary worksurfaces and spaces for freestanding appliances. To the end of the hall, a door leads into the spacious open plan lounge-dining room with feature inset fireplace and surround and double glazed French doors leading out to the rear garden patio.

Returning to the hallway, stairs ascend to the first floor landing which gives access off to the well appointed two double bedrooms, a single bedroom, and the three piece family bathroom suite which consists of a panel bath with shower over and glass panel screen, pedestal wash hand basin and low level flush wc.

Outside, the rear garden is mainly lawn with a patio paving seating area, evergreen trees to the rear, creating a privacy screen, with enclosed fence panelling and gated access to the side of the property. The front walled garden opens to the stone driveway, which provides ample off road parking spaces for the home and access to the garage with up and over door which has power and lighting.

The home has the scope to extend to the rear subject to relevant planning regulations, and benefits from gas central heating and double glazing.

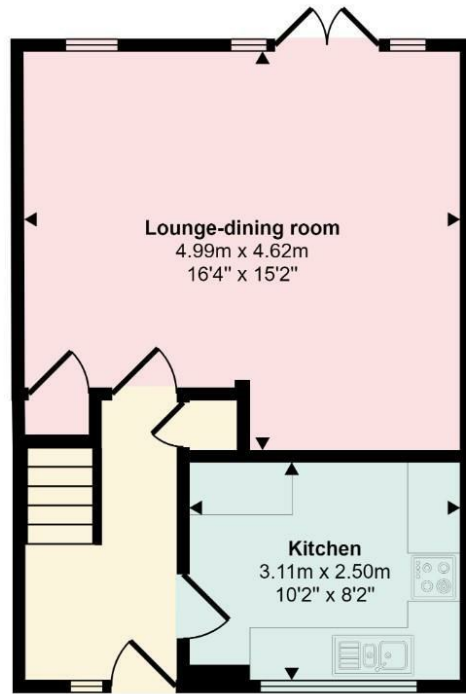
This family home would be ideal for first time buyers and families looking for a three bedroom semi-detached home in this popular location.

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

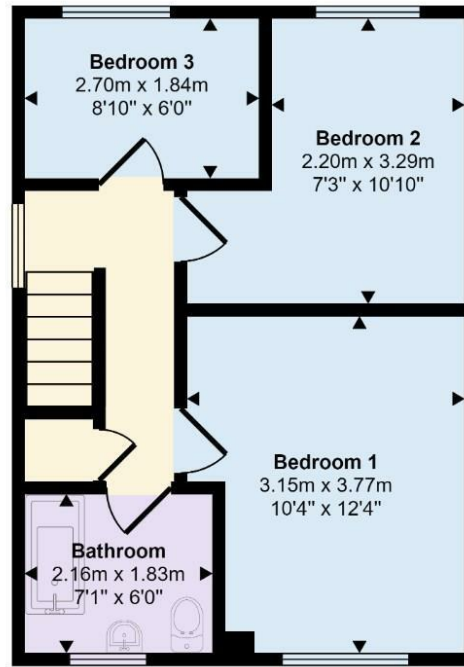




Approx Gross Internal Area
73 sq m / 783 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 36 sq m / 393 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

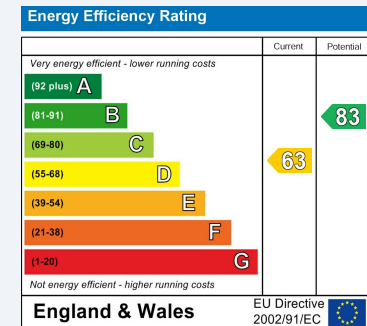
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

