



## Namur Road, , Wigston, Leicestershire, LE18 4UJ

- IMMACULATLEY PRESENTED
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE RESIDENTIAL ESTATE
- CORNER PLOT
- OPEN PLAN KITCHEN-DINER
- FAMILY BATHROOM
- SCOPE TO EXTEND
- GENEROUS ENCLOSED GARDEN
- SOUGHT AFTER LOCATION

**Offers Over £245,000**



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## DESCRIPTION

Set within a sought after Private residential estate is this well presented semi-detached home. This lovely home sits a on generous corner plot, which gives scope to extend the property to the side and rear.

Internally the property comprises of a spacious living room with French doors opening onto the patio and garden, a modern fitted open-plan kitchen-diner, two double bedrooms with built in wardrobes and a modern three piece bathroom suite, including a shower over the bath.

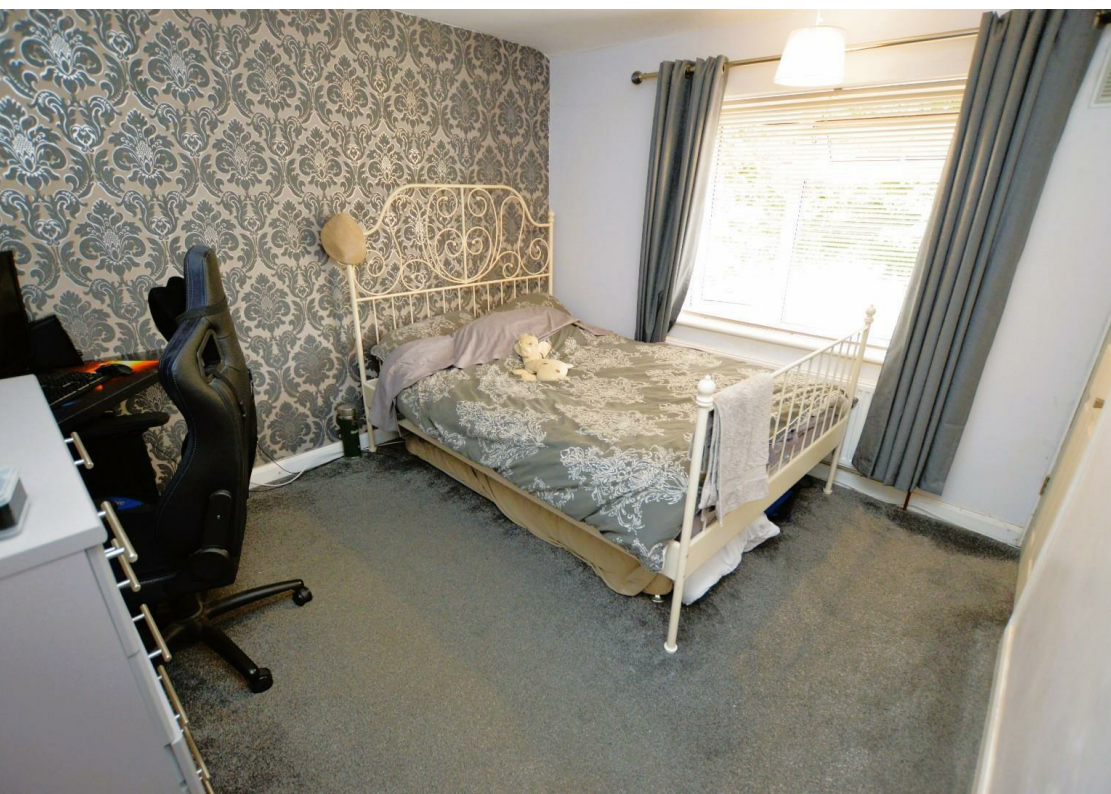
Externally the rear garden has a patio paved seating area, a lawn with decorative stone raised terrace, garden shed and Koi Carp pond.

The home benefits from being set within a desirable and private estate with access to the residents open field areas and woodlands.

In our opinion viewing of this home is highly recommended to appreciate the size, style and scope it has to offer.

Call your local Hunters estate agents Wigston on 01163660660 to arrange your viewing.

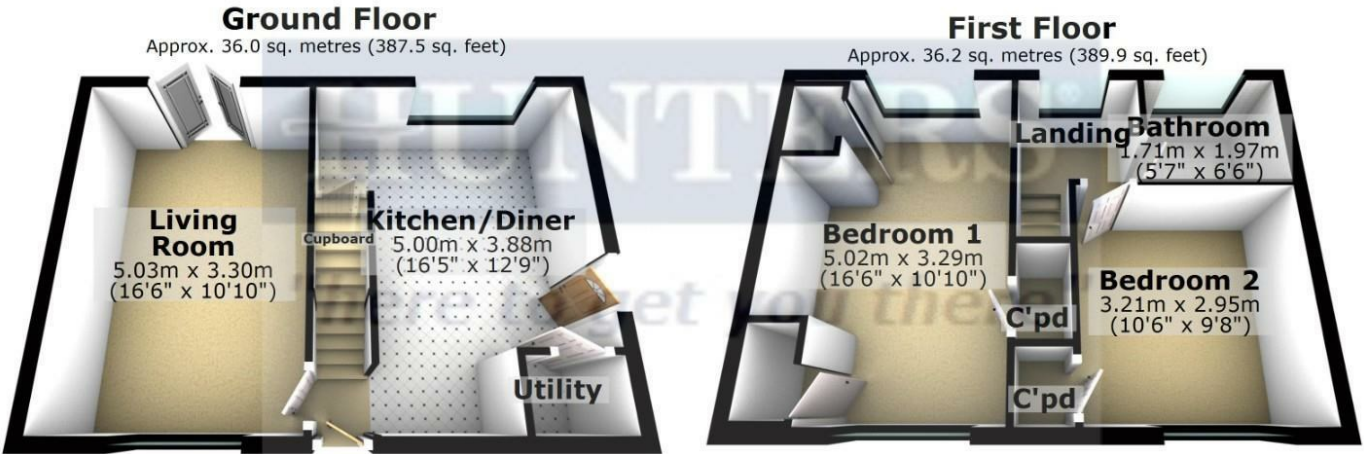




# ENERGY PERFORMANCE CERTIFICATE

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">86</span>  <span style="font-size: 3em;">69</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

### 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.

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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