



Cumberland Road, , Wigston, LE18 4XL

- THREE BEDROOM SEMI-DETACHED HOME
- KITCHEN-DINER
- SCOPE TO EXTEND
- MODERN RE-FITTED SHOWER ROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIES

- LIVING ROOM
- GENEROUS REAR GARDEN
- CARPORT AND DRIVEWAY
- SOUGHT AFTER LOCATION
- EXCELLENT ROAD LINKS TO THE CITY, FOSSE PARK AND MOTORWAYS

Offers In The Region Of £260,000



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DESCRIPTION

A superb example of a traditional style three bedroom semi-detached home that is nestled within a sought after road on the very popular Fairfield residential estate in Wigston.

The home has been updated by the current owners to provide a contemporary and modern living space for years to come and comprises of an entrance hall with stairs to the first floor and door off to the nicely decorated family living room. A lobby to the rear of the living room has a fitted cupboard with plumbing for a washing machine and space for an upright fridge-freezer. Off the lobby is the modern re-fitted shower room, consisting of a double shower cubicle with sliding glass panel door, pedestal wash hand basin and low flush wc. Also off the lobby is a the kitchen-diner, which has a range of modern style wall and base units with complimentary worksurfaces and views over the rear garden.

Returning to the hallway and ascending the stairs, the landing connects the three well appointed bedrooms, with bedroom one and two both benefiting from fitted wardrobes.

Outside, the very generous rear garden is mainly laid to lawn with a decorative stone border, patio paving seating area and has the scope to extend the property. To the front of the property, the driveway provides ample off road parking and gated access to the side carport.

This lovely home comes with gas central heating and double glazing and would be ideal for first time buyers and families looking for a home that is presented in ready to move in condition.

The property has the scope to extend to the side and rear, subject to relevant planning regulations and in our opinion is one not to be missed out on viewing.

To find out more, contact your local Hunters estate agents Wigston to arrange your early viewing to not miss out.





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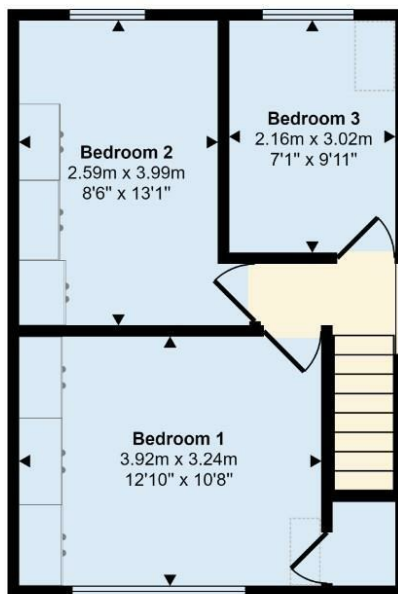
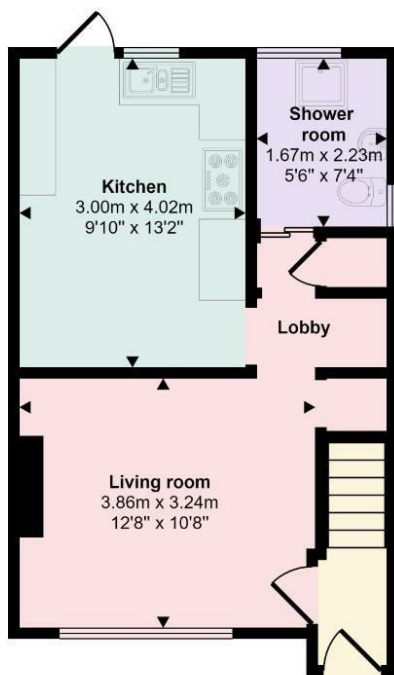


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Approx Gross Internal Area
72 sq m / 776 sq ft



Denotes 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 Made Snappy 360.

Viewings

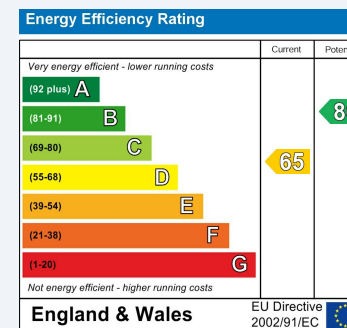
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

