



## Cottesbrooke Close, , Wigston, LE18 3QT

- IMMACULATEY PRESENTED
- LONGE-DINING ROOM
- FITTED KITCHEN
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- THREE BEDROOM SEMI-DETACHED
- SEPARATE SITTING ROOM
- FAMILY BATHROOM
- SOUGHT AFTER CUL-DE-SAC

**Offers In The Region Of £280,000**



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## DESCRIPTION

Welcome to this charming semi-detached house located in the sought-after Cottesbrooke Close on the Wigston Meadows residential estate. This property boasts two reception rooms with an open plan living-dining room and a further sitting room to the rear, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's ample space for a growing family or for those in need of a home office.

The extended property features a well-appointed bathroom, ensuring convenience for all the family. Spanning over two floors, this home offers a comfortable living space with the potential to be transformed into your dream home.

Situated in a peaceful cul-de-sac, you can enjoy a tranquil environment while still being conveniently close to the town centre.

This home is presented in ready to move into condition, meaning you can start enjoying your new home without the hassle of renovations. The three well appointed bedrooms provide that extra space and flexibility, catering to various lifestyle needs.

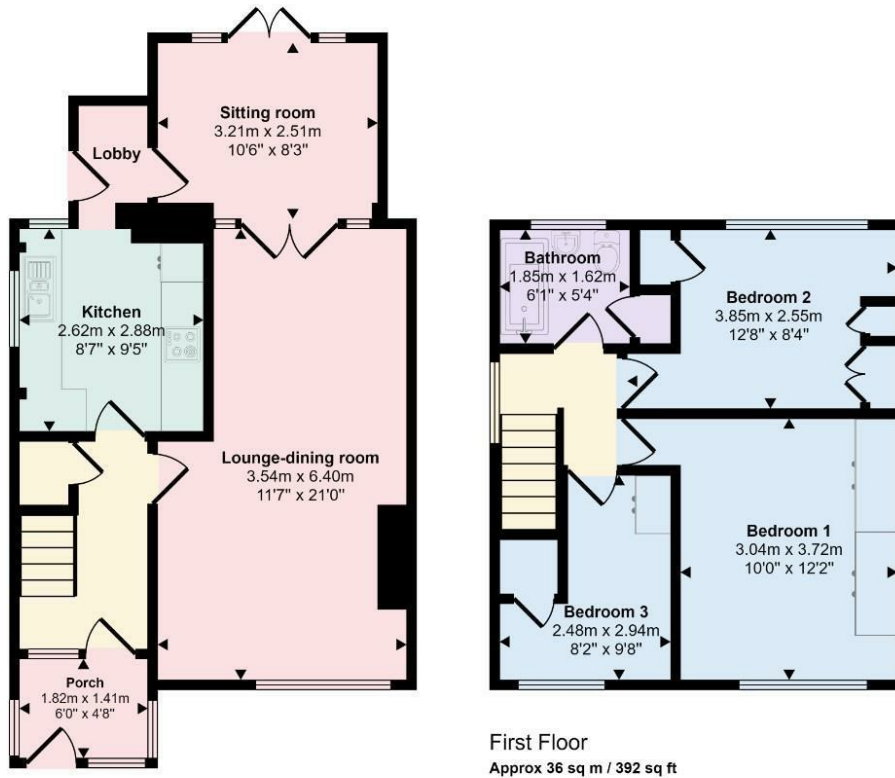
This lovely property offers not just a house, but a lifestyle. Don't miss the opportunity to make this house your home sweet home in this desirable location.

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





Approx Gross Internal Area  
85 sq m / 911 sq ft



Ground Floor  
Approx 48 sq m / 518 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

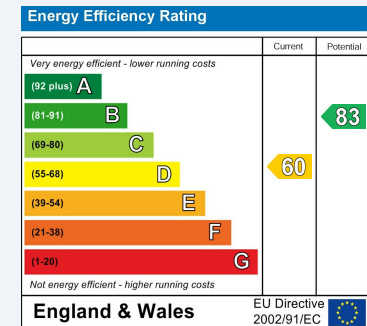
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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