



## Heards Close, , Wigston, LE18 3SW

- NO UPWARD CHAIN
- TRANQUIL CUL-DE-SAC LOCATION
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- EXECUTIVE STYLE HOME
- TWO RECEPTION ROOMS AND CONSERVATORY
- DETACHED FOUR BEDROOM HOME
- PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE
- KITCHEN-BREAKFAST ROOM
- FITTED KITCHEN-BREAKFAST ROOM

**Offers Over £450,000**





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## DESCRIPTION

Welcome to this executive style property set back in a quiet position within the cul-de-sac on Heards Close. This delightful house boasts four bedrooms and two bathrooms, perfect for a growing family or those who enjoy having extra space.

Situated in a quiet cul-de-sac, this detached property offers a peaceful retreat from the hustle and bustle of everyday life. The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is the driveway, which provides ample off road parking for the home and access to the integral garage, ensuring that you and your guests will never have to worry about finding a place to park.

The house is set back from the road, providing a sense of privacy and tranquillity. The two bathrooms add convenience and luxury to this already impressive property.

Don't miss out on the opportunity to make this detached house your home. With its spacious layout, convenient location, and peaceful surroundings, this property has all the makings of a perfect family home.

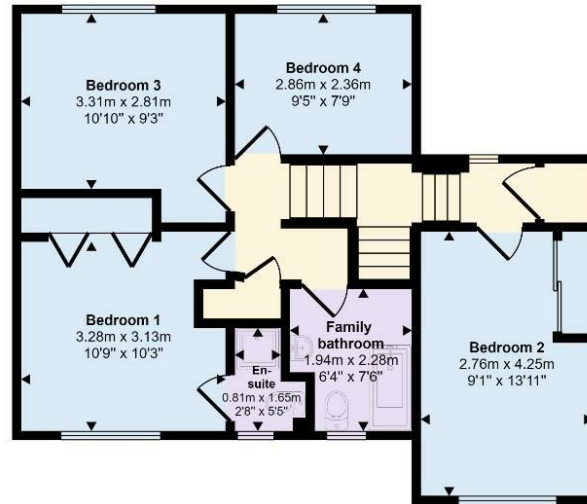
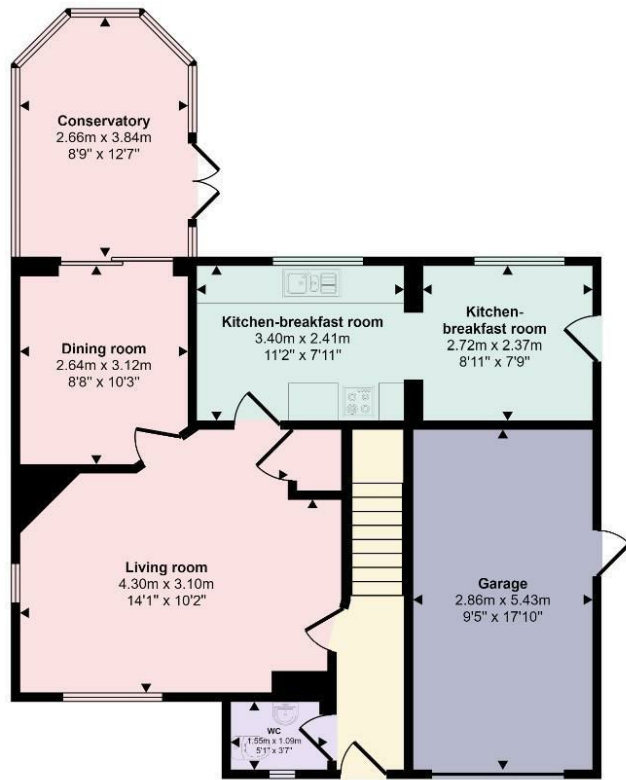








Approx Gross Internal Area  
138 sq m / 1484 sq ft



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

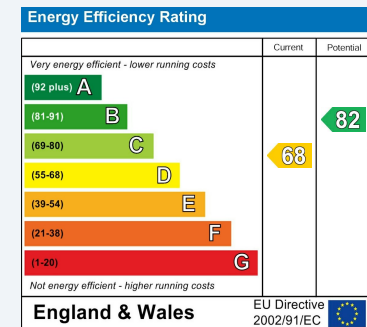
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>

