



## Leopold Street, Wigston

- NO UPWARD CHAIN
- LIVING ROOM
- KITCHEN
- GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING

- THREE BEDROOM VICTORIAN STYLE TERRACE
- DINING ROOM
- BATHROOM AND SEPARATE WC
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- EXCELLENT PUBLIC TRANSPORT LINKS

**Offers In The Region Of £180,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Leopold Street, Wigston

## DESCRIPTION

Offered to market with the added benefit of having no upward chain you will find this traditional style, three bedroom, Victorian style mid-terrace house.

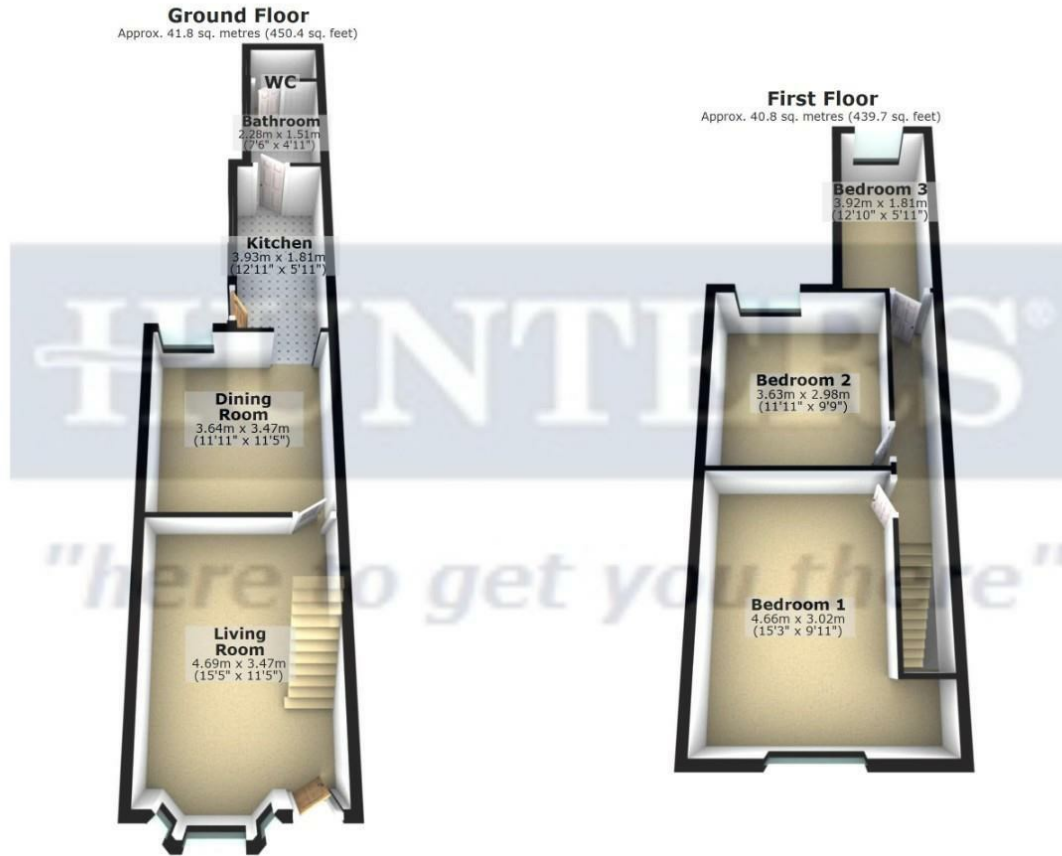
Upon entering, you are greeted by not one, but two inviting reception rooms - a spacious living room perfect for relaxing evenings and a separate dining room ideal for entertaining guests or enjoying family meals. The layout of this property offers a wonderful flow, making it a joy to live in.

With three cosy bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The bathroom with a separate WC adds a touch of convenience to your daily routine, ensuring that busy mornings run smoothly.

Outside the rear garden is enclosed and has a lawn and paving laid to ground. The absence of an upward chain means you can make this house your home without any delays or complications.

Don't miss out on the opportunity to make this lovely property yours. To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.





**Ground Floor**  
Approx. 41.8 sq. metres (450.4 sq. feet)

**First Floor**  
Approx. 40.8 sq. metres (439.7 sq. feet)

Total area: approx. 82.7 sq. metres (890.1 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.

**Viewing**

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



**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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		82	
		60	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

