



Gregory Way, , Wigston, LE18 3UT

- NO UPWARD CHAIN
- MODERN RESIDENTIAL DEVELOPMENT
- LIVING ROOM
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- FOUR BEDROOM DETACHED HOME
- OPEN PLAN KITCHENDINER
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS WC

Offers In The Region Of £425,000



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DESCRIPTION

Welcome to this stunning detached house located on Gregory Way in the South Leicester town of Wigston. This property boasts a spacious 1,539 sq ft of living space, perfect for a growing family looking for their dream home or executive style living.

As you step inside, you are greeted by a bright and airy atmosphere with a generous reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for everyone to have their own sanctuary, whether it's for a good night's sleep or a place to work, play or study.

No need to worry about morning rush hours with two beautifully designed bathrooms, ensuring that everyone can get ready hassle-free. The modern amenities and sleek finishes in the bathrooms add a touch of luxury to your daily routine.

Built in 2020, this property offers the best of contemporary living with all the conveniences of a new home. The design is thoughtfully crafted to cater to the needs of modern living while providing a warm and welcoming ambiance throughout.

The generous rear garden is mainly lawn with a covered veranda and patio patio seating area, where you can enjoy the outside space relaxing or entertaining friends and family.

Parking is always a breeze with ample parking spaces leading to the garage, making it convenient for you and your visitors.

Don't miss out on this superb opportunity to make this house your home. Embrace the comfort, style, and convenience that this property on Gregory Way has to offer.

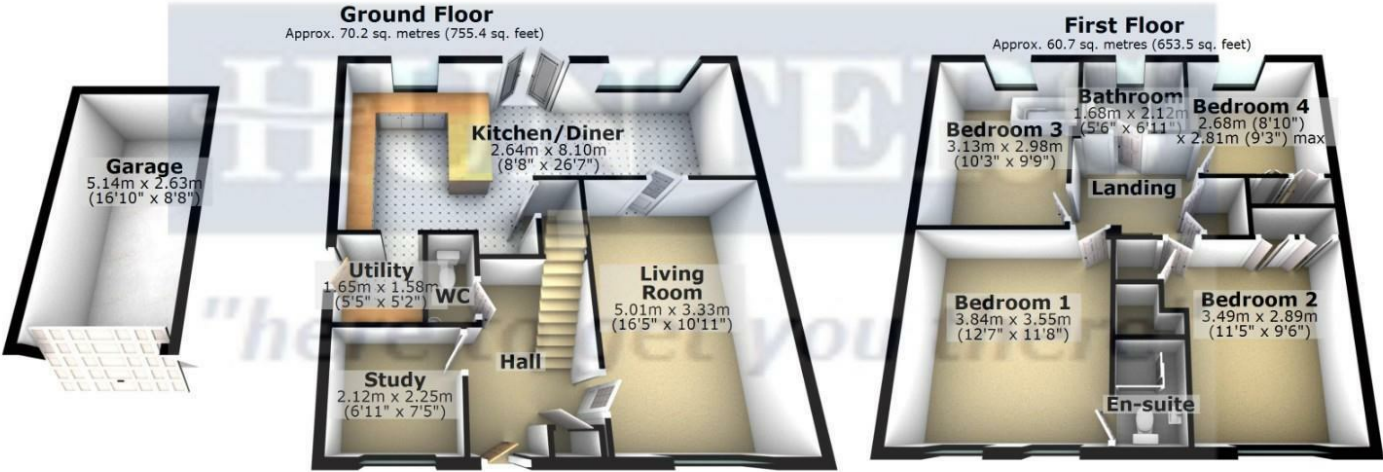
Contact your local Hunters estate agents Wigston today to arrange a viewing and take the first step towards owning your dream home.





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.



Total area: approx. 130.9 sq. metres (1408.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

