



## Saffron Road, , Wigston, LE18 4UQ

- Immaculately Presented
- Living room
- Separate dining room, which could be a further bedroom
- En-suite shower room and family bathroom
- Generous garden with patio paved seating area
- Four bedroom detached home
- Modern open kitchen diner
- Downstairs shower room
- Integral garage and ample off road parking space
- Excellent public transport and road links to the city

**£425,000**



# Saffron Road, , Wigston, LE18 4UQ

## DESCRIPTION

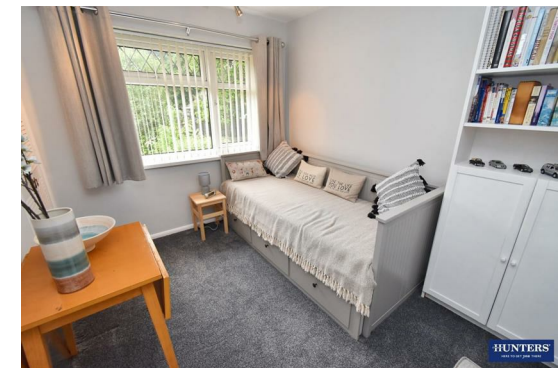
Welcome to this stunning extended detached property located on Saffron Road. This detached house boasts a modern and contemporary design, offering a versatile living space perfect for families or those who are looking for that executive style lifestyle.

As you step inside, you are greeted by a spacious living room which is ideal for relaxing with family or hosting guests. The high specification kitchen is equipped with various modern integrated appliances and has a dining area with views over the garden. The separate dining room could be utilised as a home office or further bedroom as it benefits from the use of the downstairs shower room. With four bedrooms and three bathrooms, there is plenty of room for everyone to enjoy their own space and privacy without the stresses of the morning family rush.

The property features gas central heating and double glazing, ensuring a cosy and energy-efficient environment throughout the year. Additionally, there is ample parking provided by the block paved driveway and garage, providing convenience for you and your guests.

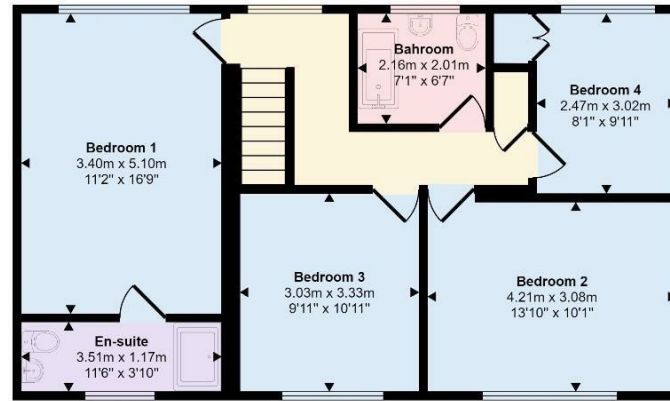
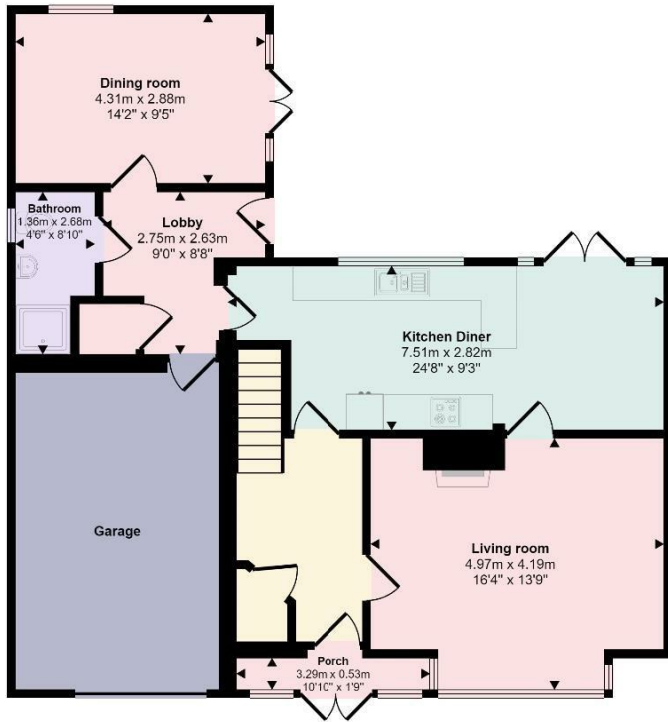
The rear garden is southerly facing and has a generous lawn with various mature plants and shrubs with a patio paved seating area and workshop-shed to the rear.

Don't miss the opportunity to make this amazing house your home, where you can enjoy the best of both worlds - of suburban living with great access to the city, motorways and local countryside. Contact your local Hunters estate agents Wigston today to arrange a viewing and experience the charm of this wonderful home.





Approx Gross Internal Area  
169 sq m / 1819 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

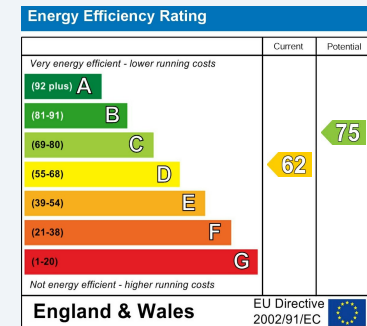
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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