

## Ashbourne Road, , Wigston, LE18 1FD

- Three bedrooms
- Living room
- Fitted Kitchen
- Off Road Parking
- Scope to Extend
- Semi-detached home
- Dining room
- Three piece Family Bathroom
- Enclosed garden
- Local Shops, Schools and Amenities.

**Offers Over £260,000**



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## DESCRIPTION

Nestled within the heart of Wigston is this well presented semi-detached home that is set within a popular residential area and conveniently located for local shops, schools and amenities. This lovely home comprises of an entrance hallway with storage cupboard and door into the bay fronted living room, with electric sliding double doors to the dining room, which has double glazed sliding patio doors to the garden. Off the dining room is a fitted kitchen with integrated oven and hob and double glazed door to the side.

To the first floor, the landing gives access to all three bedrooms, with the front bedroom having a bay fronted window, and the three piece family bathroom suite, including a shower over the bath.

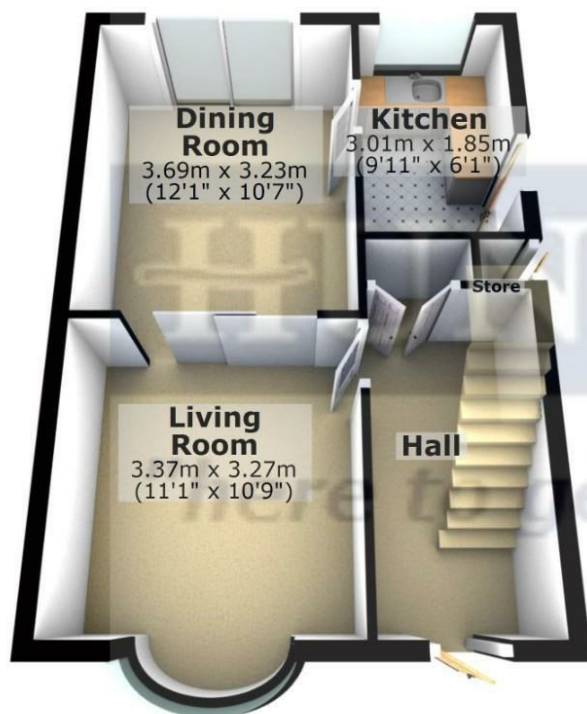
Outside the enclosed rear garden is mainly lawn with driveway to the side and gated access to the front paved driveway.

The home benefits from gas central heating and having the scope to extend, subject to relevant planning regulations. To find out more, call your local Hunters estate agents Wigston on 01163660660 to arrange your accompanied viewing.

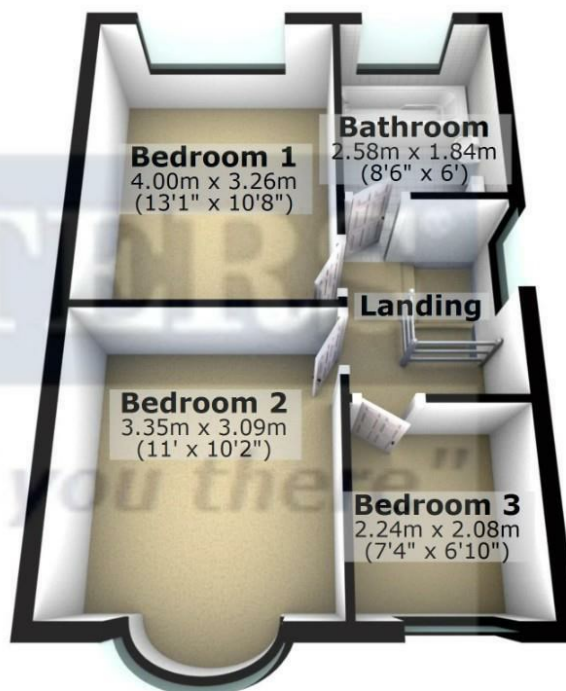




## Ground Floor



## First Floor



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

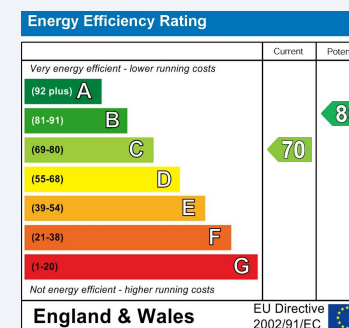
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.