



Sandy Rise, , Wigston, LE18 3QB

- Beautifully presented
- Downstairs WC and separate Utility room
- Three well appointed bedrooms
- Nestled within a cul-de-sac between Oadby and Wigston town centres
- Ready to move into
- Fabulous Open-Plan Kitchen-family-diner
- Landscaped garden with garage to rear and Two Driveways
- Modern fitted Shower room
- Modern and stylish Living for Years to come
- 360 Virtual tour

Offers In The Region Of £380,000



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DESCRIPTION

Welcome to Sandy Rise, Wigston - a charming semi-detached house that is beautifully presented and ready for you to move into! This lovely property boasts one reception room, three cosy bedrooms, and a modern bathroom, making it the perfect place to call home.

Situated in an ideal cul-de-sac location, you'll find yourself just a stone's throw away from the bustling town centres of Oadby and Wigston. With local schools, shops, a leisure centre, and open park spaces all within easy reach, convenience is truly at your doorstep.

One of the highlights of this property is the open plan modern fitted kitchen-family-diner, where you can whip up delicious meals while entertaining guests or spending quality time with your family. The seamless flow of this space creates a warm and inviting atmosphere that is perfect for both everyday living and hosting gatherings.

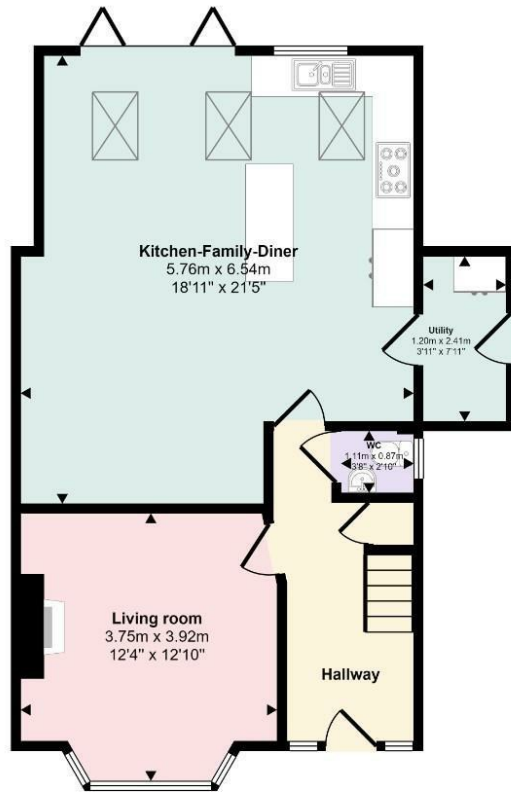
The rear garden has been landscaped to create a tranquil outdoor space with a single garage and an additional driveway to the rear. The garage has been partitioned by a stud wall to create a working from home office and storage/gym space but could be returned to its original purpose.

Don't miss out on the opportunity to make this house your home - book a viewing today with your local Hunters Estate agents Wigston and envision yourself living in this wonderful property in Sandy Rise, Wigston.

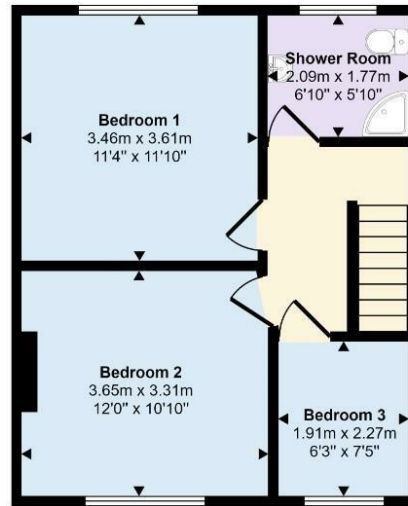




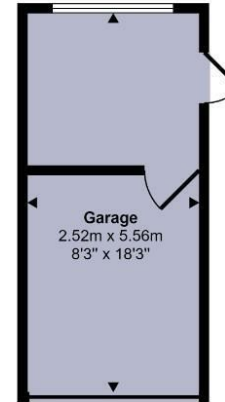
Approx Gross Internal Area
116 sq m / 1247 sq ft



Ground Floor
Approx 62 sq m / 663 sq ft



First Floor
Approx 40 sq m / 434 sq ft



Garage
Approx 14 sq m / 151 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

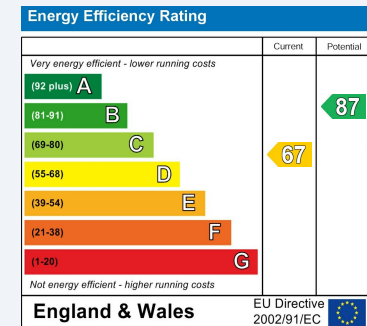
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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