

HUNTERS[®]

HERE TO GET *you* THERE



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Ruskington Drive

Wigston, LE18 1LY

£290,000



Council Tax: C



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94 Ruskington Drive

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Entrance hall

Lounge

10'7" x 16'6" (3.25 x 5.05)

Dining area

8'4" x 9'2" (2.55 x 2.80)

Kitchen

7'11" x 12'8" (2.43 x 3.88)

Conservatory

8'9" x 9'1" (2.67 x 2.79)

Landing

Bedroom One

9'9" x 13'7" (2.98 x 4.15)

Bedroom Two

10'7" x 11'9" (3.23 x 3.60)

Bedroom Three

6'10" x 7'6" (2.09 x 2.31)

Bathroom

6'0" x 7'7" (1.84 x 2.32)

Garden

Material Information - Wigston

Verified Material Information

Asking price: Sale by tender £290,000

Council tax band: C

Council tax annual charge: £1976.44 a year (£164.7

a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, On Street, and Covered

Building safety issues: No

Restrictions - Listed Building: No

Tel: 0116 366 0660

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you

decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Road Map



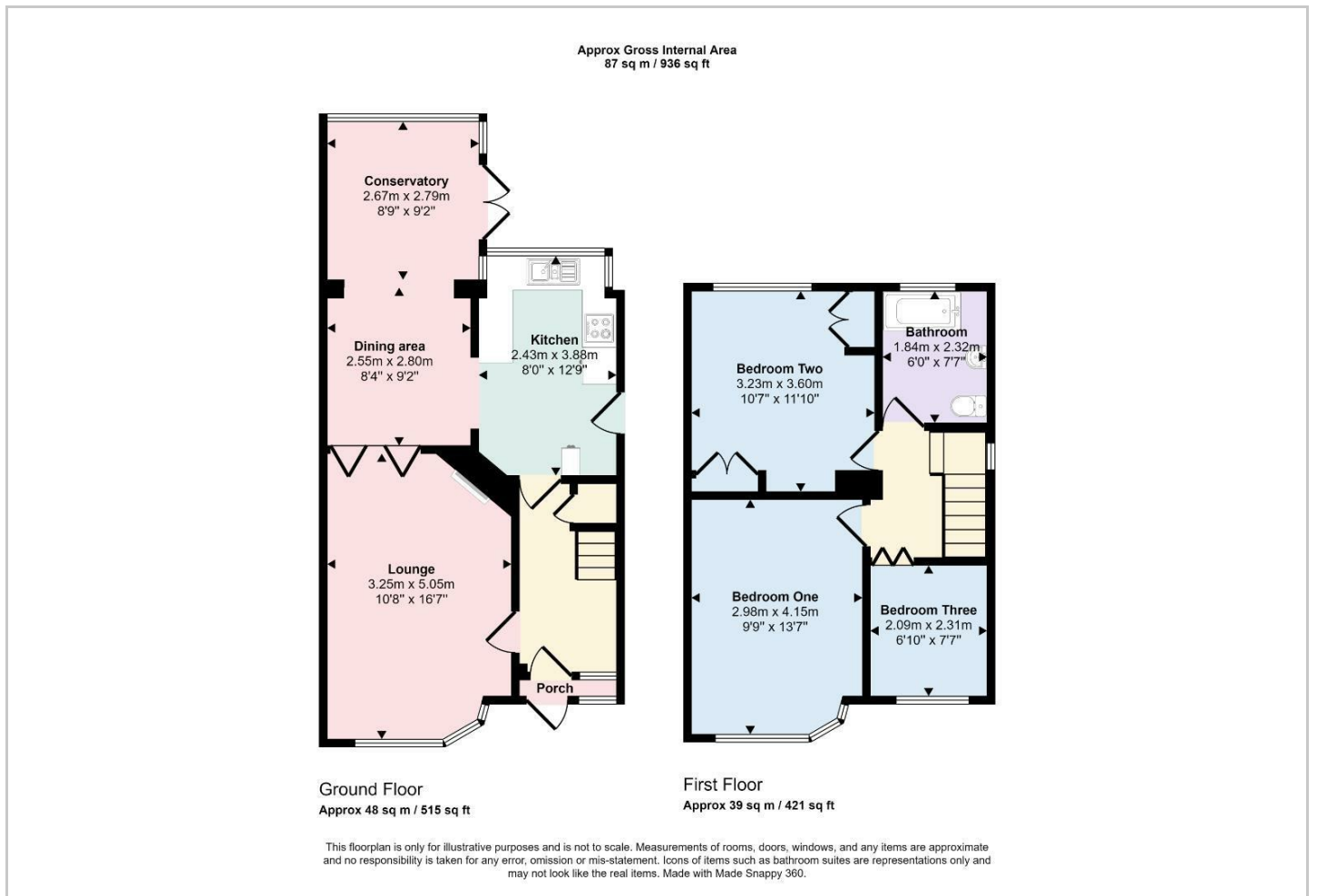
Hybrid Map



Terrain Map



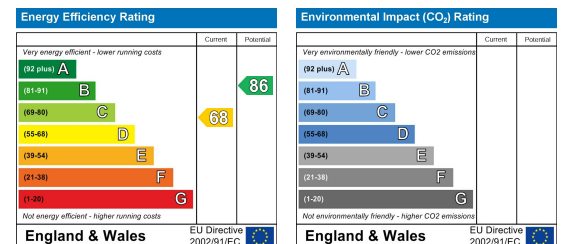
Floor Plan



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.

Energy Efficiency Graph



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.