



## Atherstone Close,

- DETACHED TWO BEDROOM BUNGALOW
- FIITED SHAKER STYLE KITCHEN
- FOUR PIECE MODERN BATHROOM SUITE
- GARAGE AND DRIVEWAY
- GARDENS TO FRONT AND REAR

- CUL-DE-SAC LOCATION
- LIVING ROOM WITH VIEWS OVER THE GARDEN
- 360 VIRTUAL TOUR
- CORNER PLOT WITH SCOPE TO EXTEND
- PRESENTED IN READY TO MOVE IN CONDITION

**Offers Over £280,000**

**Tenure: Freehold**

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# Atherstone Close,

## DESCRIPTION

Nestled within the charming cul-de-sac Atherstone Close of Oadby, this delightful Detached Bungalow is a true gem waiting to be discovered. Boasting a cosy reception room, two well appointed bedrooms, and a stylish bathroom with a modern four-piece suite including a separate shower, this property is perfect for those seeking comfort and convenience.

As you step inside, you'll be greeted by a shaker style fitted kitchen, ideal for whipping up your favourite meals. The spacious living room is a haven of relaxation, featuring French doors that open up to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor living experience.

Parking is a breeze with space for three vehicles, ensuring you and your guests always have a convenient place to park. The cul-de-sac location adds an extra layer of tranquillity to this already peaceful abode, making it a serene retreat from the hustle and bustle of everyday life.

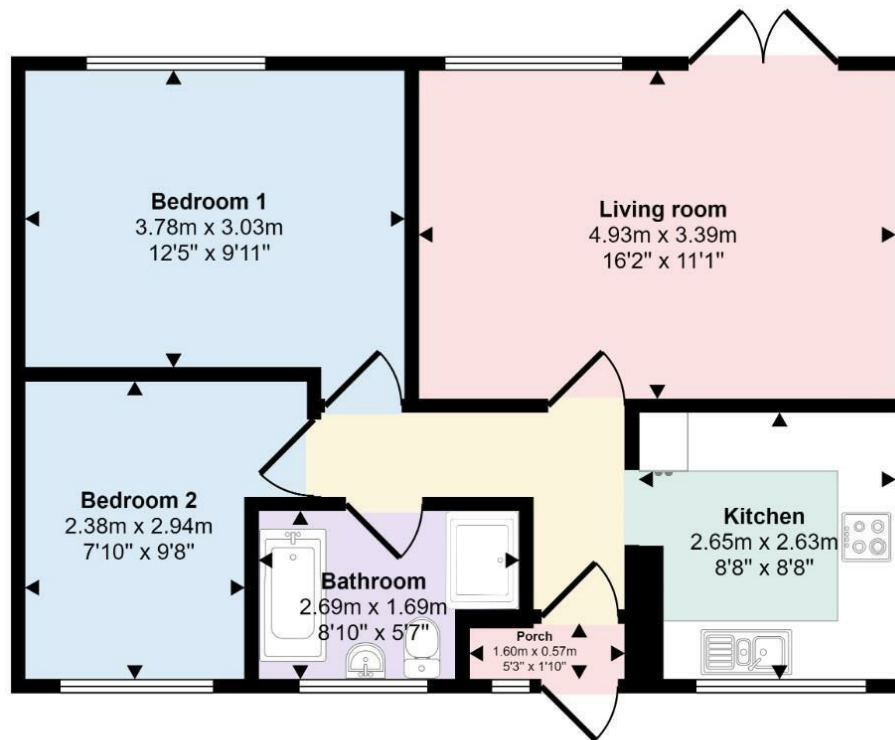
The property benefits from gas central heating and double glazing with a 360 virtual tour to explore this property further, allowing you to immerse yourself in the charm and character of this lovely bungalow.

Don't miss out on the opportunity to make this Detached bungalow your own - it's presented in excellent condition and ready for you to move in and start creating new memories.

To find out more and arrange your accompanied viewing, call your local Hunters estate agents today!



Approx Gross Internal Area  
55 sq m / 590 sq ft



Floorplan

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.

## 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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

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Council Tax: C

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		<b>88</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>		<b>70</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		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

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