



Ashbourne Road, , Wigston, LE18 1FD

- THREE BEDROOM EXTENDED DETACHED FAMILY HOME
- LIVING ROOM WITH OPENING TO DINING ROOM
- DRIVEWAY, CARPORT AND EXTENDED GARAGE
- 360 VIRTUAL TOUR
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OPEN PLAN FITTED KITCHEN-DINER
- THREE PIECE BATHROOM SUITE WITH SHOWER OVER THE BATH
- ENCLOSED GARDEN
- IDEALLY POSITIONED FOR ACCESS TO THE CITY, TOWN CENTRE AND SCHOOLS
- IMMACULATEY PRESENTED

Offers Over £310,000

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DESCRIPTION

Nestled within the heart of Wigston you will find this immaculately presented detached home, that offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The heart of the home is the extended modern fitted kitchen-diner, which flows seamlessly into the open-plan lounge-dining room, creating a welcoming space for family gatherings and social occasions.

The property boasts three well-appointed bedrooms, providing ample space for family or guests. The three-piece bathroom suite, complete with a shower over the bath, ensures convenience and comfort for all.

One of the standout features of this home is the potential for further development. There is scope to alter the existing footprint, allowing you to create additional living space tailored to your needs.

Parking is a breeze with space for up to four vehicles, making it perfect for families or those who enjoy hosting visitors.

Situated close to the town centre, this property benefits from a wealth of local amenities, including shops, schools, and excellent public transport links. The easy access to major roadways and motorways ensures that commuting to the city is both quick and convenient.

For those interested in exploring this delightful home, a 360-degree virtual tour is available, allowing you to experience the charm and elegance of this property from the comfort of your own home. This is a wonderful opportunity to acquire a beautifully presented home in a sought-after location.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		70
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.