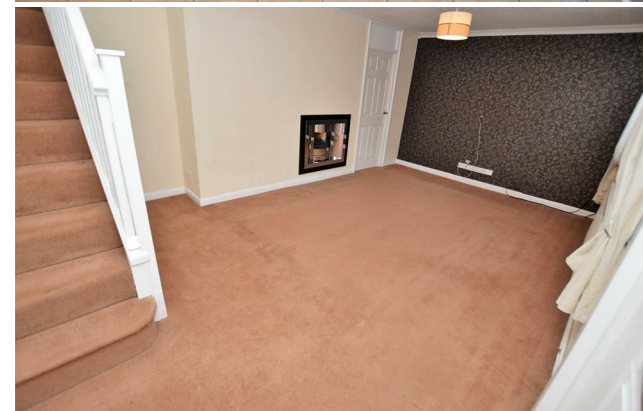




## Halcroft Rise, Wigston

- EXTENDED SEMI-DETACHED HOME
- OPEN PLAN FITTED KITCHEN-DINER
- FOUR PIECE BATHROOM SUITE
- ENCLOSED GARDEN
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- GARAGE AND DRIVEWAY
- CONSERVATORY
- LOCAL SHOPS, SCHOOLS AND AMENITIES

**Offers In The Region Of £270,000**

**Tenure: Freehold**

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# Halcroft Rise, Wigston

## DESCRIPTION

Nestled in the desirable Little Hill Estate of Wigston, Halcroft Rise presents an exceptional opportunity to acquire a well-presented semi-detached family home. This property boasts a generous layout, perfect for modern family living, and is offered to the market with the added benefit of an onward chain.

Upon entering, you are welcomed into a spacious living room that provides a comfortable space for relaxation and entertainment. The heart of the home is undoubtedly the open-plan kitchen-dining room, which features a contemporary design and flows seamlessly into a delightful conservatory. This area offers splendid views over the garden, making it an ideal spot for family gatherings or quiet evenings.

The first floor comprises three generously sized double bedrooms, ensuring ample space for family members or guests. The modern four-piece bathroom suite is a standout feature, complete with a corner bath, a separate shower cubicle, and a stylish vanity unit with an integrated wash hand basin and WC.

Externally, the property does not disappoint. The rear garden is a tranquil retreat, featuring a well-maintained lawn and patio seating areas, perfect for outdoor entertaining. Additionally, a detached garage equipped with power and lighting provides further storage and parking, while the front driveway offers off-road parking for up to three vehicles, complemented by a gated carport for added convenience.

With local shops, schools, and amenities within easy reach, as well as excellent public transport links, this home is ideally situated for family life. For further information or to arrange a viewing, please contact your local Hunters estate agents in Wigston at 01163660660. This well-presented family home is not to be missed.



## Ground Floor



**Garage**  
6.10m x 2.87m  
(20' x 9'5")

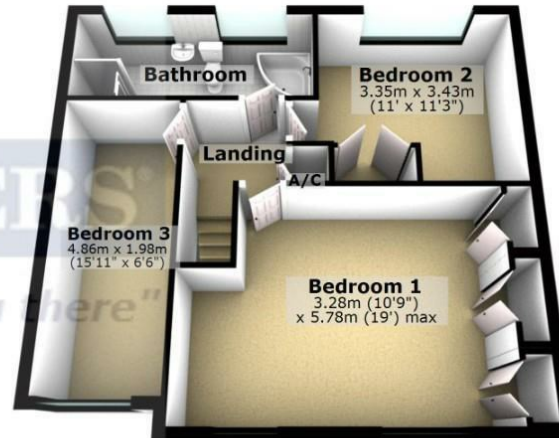


**Conservatory**  
3.01m x 3.07m  
(9'11" x 10'1")

**Kitchen/Diner**  
3.31m x 5.78m  
(10'10" x 19')

**Living Room**  
3.83m x 5.82m  
(12'7" x 19'1")

## First Floor



**Bathroom**

**Bedroom 2**  
3.35m x 3.43m  
(11' x 11'3")

**Bedroom 3**  
4.86m x 1.98m  
(15'11" x 6'6")

**Bedroom 1**  
3.28m (10'9")  
x 5.78m (19') max

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.

## 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

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



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                    | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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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