



Total area: approx. 89.6 sq. metres (964.5 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herein, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or

## Lansdowne Grove, , Wigston, LE18 4LY

- Three bedroom Semi-detached home
- Lounge-diner
- Bathroom with separate WC
- Generous garden with Grand Union Canal to the rear
- Local shops Schools and Amenities
- Waterside location
- Kitchen
- Storage room
- Driveway
- No Upward Chain

**£240,000**



# Lansdowne Grove, , Wigston, LE18 4LY

## DESCRIPTION

Positioned in the popular area of Lansdowne Grove, this semi-detached house presents an excellent opportunity for those seeking a new home. Offered to the market with no upward chain, this three-bedroom property boasts a picturesque waterside location, with the Grand Union Canal situated at the rear, providing a serene backdrop for your daily life.

Upon entering, you will find a spacious lounge-dining room that invites natural light, creating a warm and welcoming atmosphere. The kitchen, along with a convenient store room, is located on the ground floor, offering the potential for reconfiguration to suit your personal needs. Whether you envision a larger kitchen or additional living space the choice is there for you to explore.

The first floor features three generously sized bedrooms, perfect for families or those needing extra space for guests or a home office. A well-appointed bathroom and a separate WC add to the practicality of this home.

Outside, the rear garden is predominantly laid to lawn, providing a lovely area for relaxation or outdoor activities. A brick outbuilding offers additional storage or could be transformed into a workshop or hobby space. The waterside access at the rear enhances the appeal, allowing for leisurely pursuits.

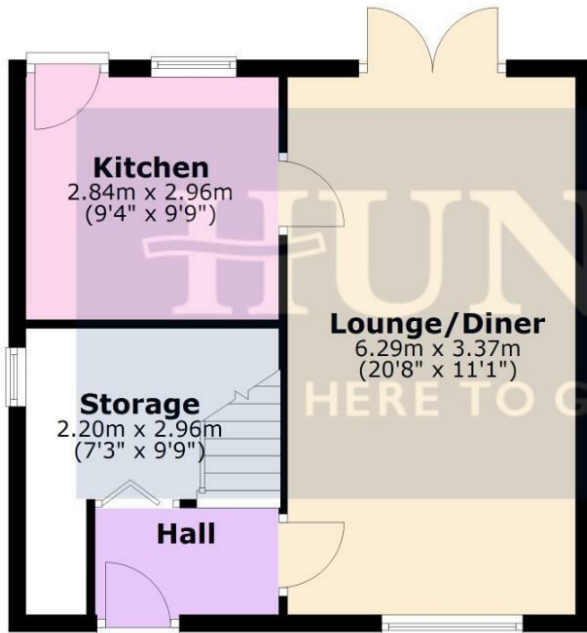
Conveniently located, this property is close to local shops, schools, and various amenities, as well as the beautiful surrounding countryside. This semi-detached home is an ideal choice for anyone looking to enjoy a blend of comfort, potential, and a tranquil setting.

Please note the the property has gas to the premises but there is no central heating system.

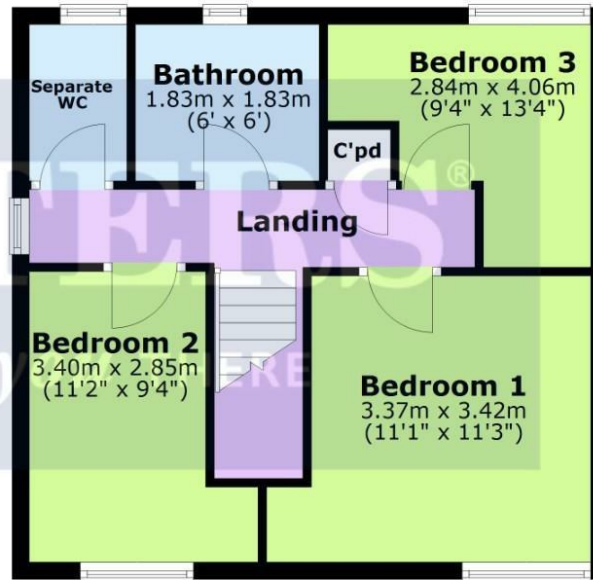




## Ground Floor



## First Floor



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## Viewings

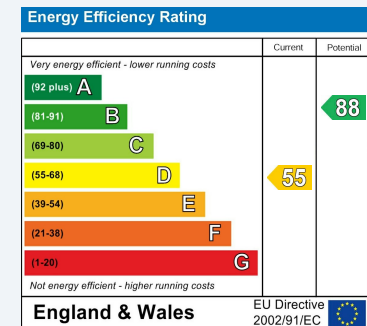
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.