



Roehampton Drive, , Wigston, LE18 1HU

- No Upward Chain
- Detached Bungalow
- Kitchen
- Two Driveways and detached garage
- 360 Virtual Tour
- Three Bedrooms
- Shower room
- Scope to Extend or Alter existing layout
- Enclosed garden
- Gas central Heating and Double glazing

£320,000



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DESCRIPTION

Located in the sought after suburb of Wigston, this charming detached bungalow on Roehampton Drive presents an excellent opportunity for those seeking a comfortable family home. Boasting three generously sized bedrooms, with the third currently serving as a dining room, this property offers flexibility to suit your lifestyle needs.

The spacious lounge provides a welcoming space for relaxation, while the separate kitchen is ready for your personal touch. Although the home would benefit from some updating, this presents a wonderful chance for the next owners to stamp their own design and style on the property. There is also potential to alter the existing room layout or even extend the bungalow, subject to the necessary planning approvals.

Conveniently located, this bungalow enjoys excellent road and public transport links, making it an ideal choice for commuters looking to access the city and nearby motorways with ease. The property is offered to the market with no upward chain, ensuring a smooth transition for the new owners.

For those interested in exploring this delightful home further, a 360-degree virtual tour is available, allowing you to experience the layout and potential of the property from the comfort of your own home. This bungalow is a rare find in a sought-after area, and it is sure to attract considerable interest. Don't miss the chance to make it your own.





Approx Gross Internal Area
94 sq m / 1016 sq ft



Floorplan
Approx 73 sq m / 785 sq ft

Garage
Approx 21 sq m / 231 sq ft

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.

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		
(81-91) B		
(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.