



Woodford Close, , Wigston, LE18 2RS

- Three Bedroom Detached Home
- Corner Plot
- Fitted Kitchen
- Conservatory and Garden to side and rear
- Driveway and Garage
- No Upward Chain
- Lounge-Diner
- Family bathroom and downstairs WC
- Ideal first time buyer or Family home
- Scope to extend

£320,000



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DESCRIPTION

Nestled on the corner of a very popular residential road within the Little Hill Estate, you will find this lovely detached property that is an ideal family home. With three well-proportioned bedrooms and a family bathroom on the first floor, this property is designed for comfortable living. The ground floor features a welcoming open plan lounge diner, which serves as the heart of the home, perfect for family gatherings and entertaining guests. Adjacent to this space is a fitted galley-style kitchen, providing functionality and ease for daily cooking.

The conservatory extends off from the lounge-dining room, offering a bright and airy space that seamlessly connects to the garden. The outdoor area is a delightful retreat, boasting a well-maintained lawn, patio paving, and beautifully established plant and flower borders, ideal for enjoying the warmer months.

Situated on a corner plot, this home offers potential for extension, subject to the relevant planning regulations, allowing you to tailor the space to your family's needs. The property is also conveniently located near local schools, shops, and amenities, making it a practical choice for families.

Additional benefits include a garage with an up-and-over door and a generous block-paved driveway, providing ample parking space.

Offered to the market with no upward chain, this property is ready for you to make it your own. A 360 virtual tour is available to explore the home.

Contact your local Hunters estate agents in Wigston to learn more and arrange your viewing.





Ground Floor
Approx 72 sq m / 773 sq ft

The Ground Floor plan shows a large pink Lounge Diner (6.85m x 4.36m / 22'6" x 14'4") at the front. To its right is a pink Conservatory (2.68m x 3.21m / 8'10" x 10'6"). To the left of the Lounge Diner is a light blue Kitchen (3.22m x 2.74m / 10'7" x 9'0") with a sink and stove. A yellow Hallway connects the Kitchen to a purple WC/Utility room (1.87m x 1.65m / 6'2" x 5'5") and a large purple Garage (2.68m x 5.07m / 8'9" x 16'8") at the rear. A large, semi-transparent watermark "HUNTERS" with the tagline "HERE TO GET you THERE" is overlaid across the center of the plan.

First Floor
Approx 48 sq m / 521 sq ft

The First Floor plan shows three bedrooms in light blue: Bedroom 3 (2.66m x 3.95m / 8'9" x 13'0"), Bedroom 2 (3.64m x 3.09m / 11'11" x 10'2"), and Bedroom 1 (3.96m x 3.53m / 13'0" x 11'7"). A purple Bathroom (2.95m x 1.67m / 9'8" x 5'6") is located near Bedroom 1. A staircase with yellow steps leads up from the Hallway on the Ground Floor. The same "HUNTERS" watermark is present.

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