



Carlton Drive, , Wigston, LE18 1DF

- Extended Three Bedroom Semi-detached family Home
- Fitted Kitchen
- Modern Family Bathroom
- Off Road Parking and Carport
- Sought after Residential area
- Bay fronted Living room
- Open plan Lounge-Dining room
- Scope to Extend or Alter the Existing Room Design
- Gated access to Generous rear garden
- Ideal Family or First Time Buyer Property

Offers Over £290,000



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DESCRIPTION

Nestled in the sought-after location of Carlton Drive, Wigston, this extended three-bedroom semi-detached home offers a perfect blend of comfort and potential. The property boasts three spacious reception rooms, including a charming bay-fronted living room that invites natural light, creating a warm and welcoming atmosphere. The fitted kitchen seamlessly connects to the open-plan lounge-dining area, ideal for both family gatherings and entertaining guests.

On the first floor, you will find three well-appointed bedrooms, each providing ample space for unwinding and relaxing. The modern bathroom features a stylish three-piece suite, complete with a shower over the bath, ensuring convenience for all family members.

The generous enclosed garden is a standout feature, predominantly laid to lawn, complemented by a delightful patio seating area. This outdoor space is perfect for al-fresco dining or summer barbecues, making it an ideal space for all.

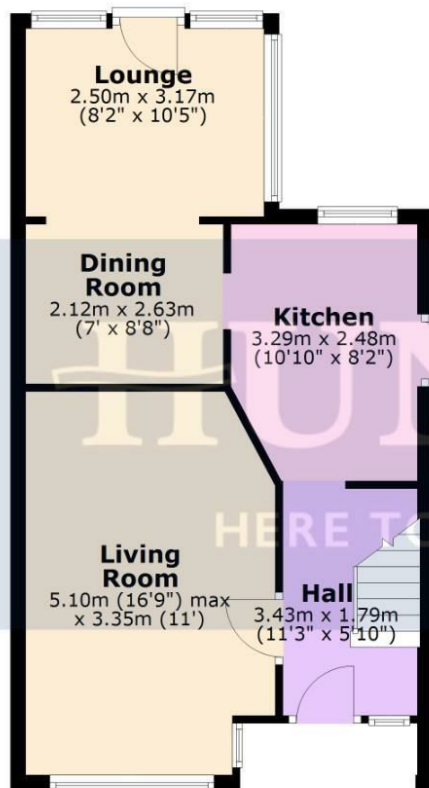
This lovely home comes with gas central heating and double glazing and benefits from the boiler being around a year old. The property also offers the possibility to alter the existing room layout or to extend further to the side and rear, allowing you to tailor the space to your needs. Additionally, the home includes a driveway and a gated carport to the side, providing secure off-road parking.

This delightful home is not to be missed. To find out more, contact your local Hunters estate agents Wigston to arrange your viewing and discover the potential this property has to offer.

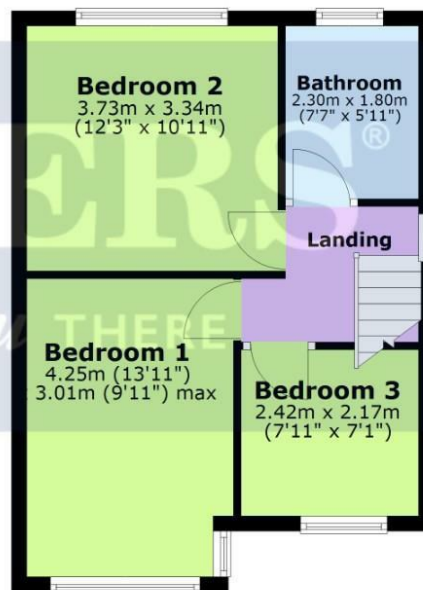




Ground Floor



First Floor



Total area: approx. 85.1 sq. metres (916.5 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, 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 or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Viewings

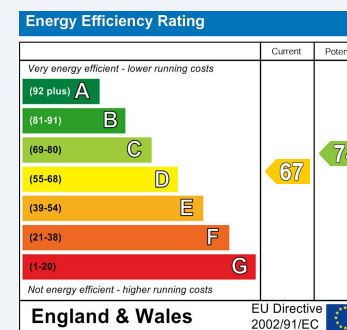
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.