



Heddington Way, , Leicester, LE2 6HF

- Four Double Bedroom Sem-Detached home
- Office-Study
- Conservatory
- Integral Garage and Driveway
- 360 Virtual Tour
- Lounge-dining room
- Extended Open plan Kitchen-diner
- Shower room and family Bathroom
- Enclosed Garden
- Ideal Family home

Offers Over £385,000



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DESCRIPTION

This extended semi-detached house presents an exceptional opportunity for growing or extended families. Boasting four generously sized double bedrooms, this home is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed into a spacious lounge-dining room, perfect for both relaxation and entertaining. A separate study provides an ideal space for a home office, catering to those who work remotely. The heart of the home is the open-plan modern fitted kitchen diner, which flows seamlessly into a bright conservatory, creating a delightful area for family gatherings. Additionally, a convenient ground floor shower room enhances the practicality of this well-thought-out layout.

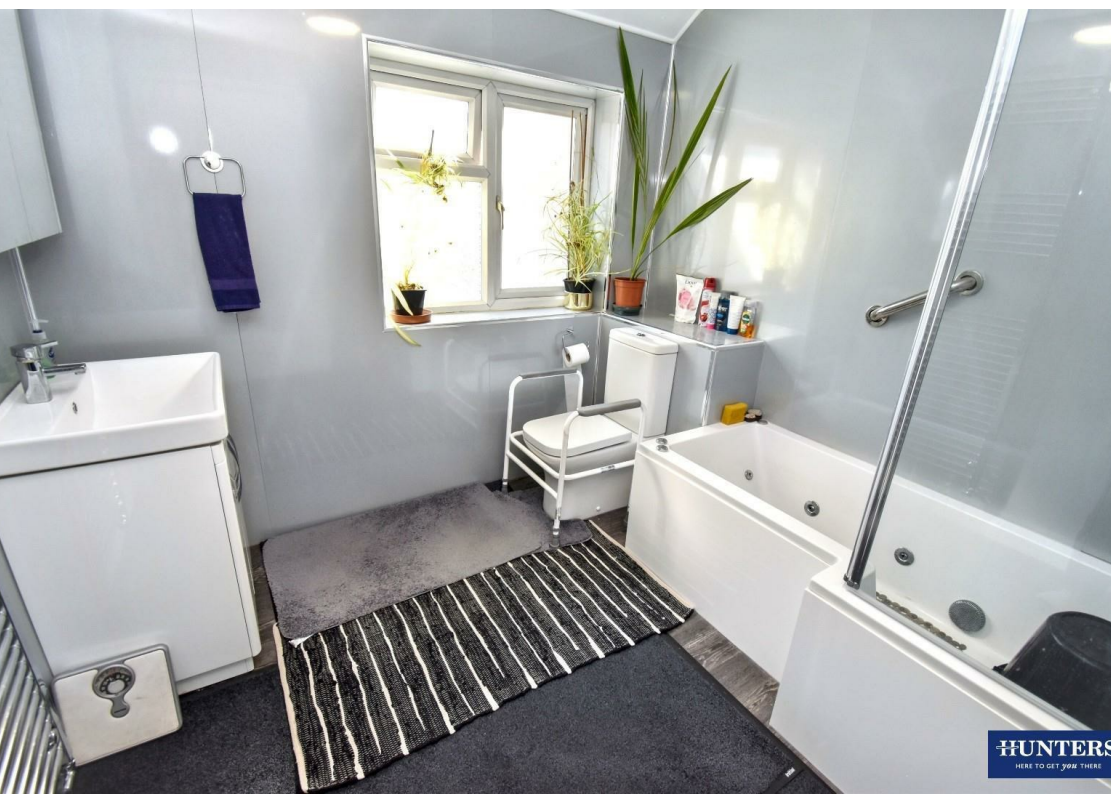
The first floor features four double bedrooms, ensuring ample space for everyone, along with a contemporary family bathroom that includes a spa bath and a shower over, offering a perfect retreat at the end of the day.

The rear garden, accessible via the conservatory, is designed for easy maintenance, featuring neatly edged plant and shrub borders alongside patio paving, making it an ideal outdoor space for cooking outdoors or entertaining. The integral garage provides further potential, whether you choose to convert it into additional living space or use it for storage.

With excellent road and public transport links to the city, this property is ideally situated for easy access to local shops, schools, Fosse Park, and major motorways. This makes it a fantastic choice for families and commuters alike, offering both comfort and convenience in a vibrant community.

Don't miss the chance to make this wonderful house your new home. To find out more contact your local Hunters estate agents Wigston to arrange your viewing.







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	86	87
(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.