



Rawson Drive, , Wigston, LE18 3AF

- Fabulous Detached Residence
- Bay fronted Lounge
- Generous Corner plot
- Contemporary bathroom suite and Private ensuite to Bedroom 1
- Driveway and garage
- Open plan fitted kitchen dining room
- Four Double bedrooms
- Lawn and patio to rear garden
- Modern residential development of the fringe of the local Countryside
- Internal viewing is highly recommended

£435,000



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DESCRIPTION

Welcome to this exceptional detached family home located on Rawson Drive in Wigston. This executive-style property is part of a modern development and is presented in excellent condition, making it ready for you to move in and start enjoying your new home.

As you enter, you are greeted by a spacious entrance hallway that leads to an inviting reception room, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the luxury open-plan kitchen-dining room, featuring a stunning focal island, integrated appliances, and elegant Silestone worktops. Double-glazed doors open out to the well-maintained lawn, seamlessly blending indoor and outdoor living. The ground floor also includes a convenient utility room and a cloakroom for added practicality.

Ascending the stairs from the entrance hallway, you will find four well-appointed bedrooms, each offering ample space and comfort. The master bedroom boasts a private en-suite shower room, providing a personal retreat. Completing the first floor is a contemporary family bathroom, which includes a shower over the bath, catering to all your family or guest needs.

Nestled on a corner plot, this property benefits from a generous driveway that offers plenty of off-road parking, leading to an integral garage. The rear garden is enclosed by close-board fencing, ensuring privacy, and features a lovely lawn complemented by a patio seating area, ideal for outdoor gatherings or quiet evenings.

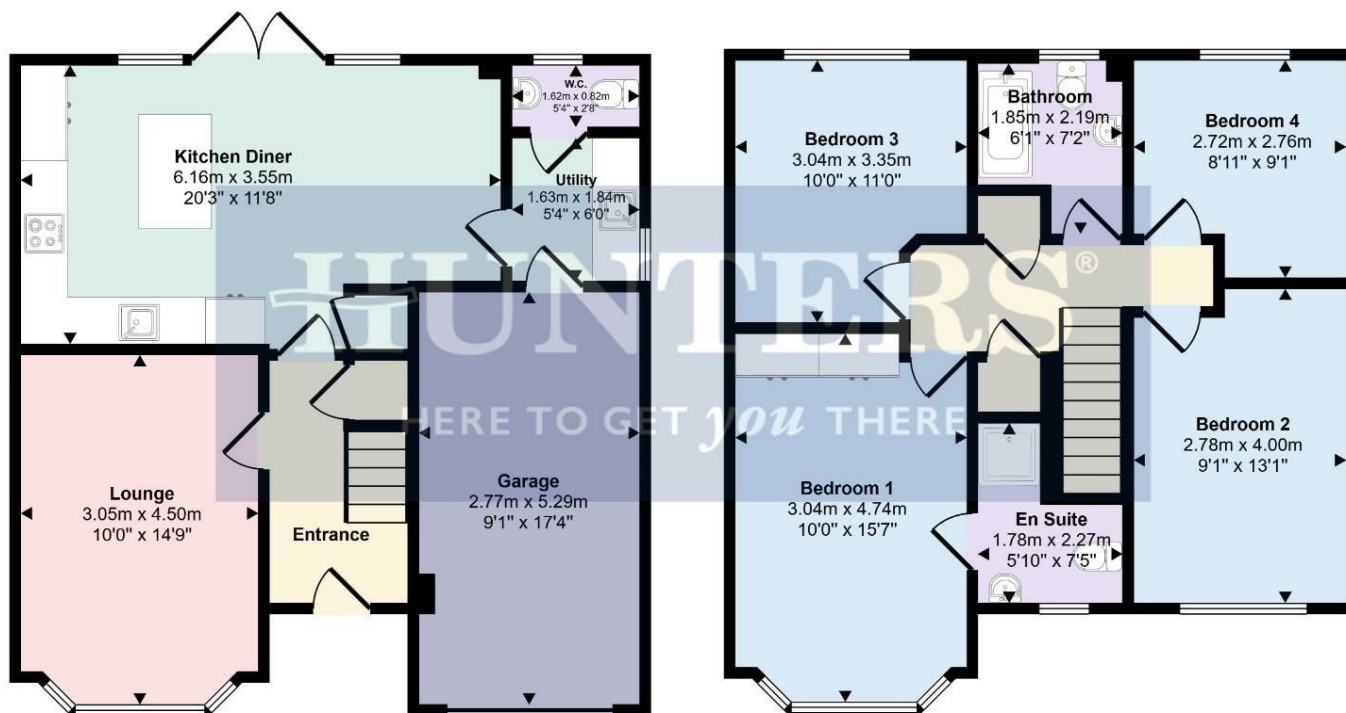
This home is truly ready for you to unpack and start enjoying. With its modern amenities and thoughtful design, it presents an exceptional opportunity for family living in a desirable location.

Don't miss your chance to make this beautiful house your new home by contacting your local Hunters estate agents Wigston to arrange your viewing.





Approx Gross Internal Area
120 sq m / 1291 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	84	84
(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.