



Watchcrete Avenue,

- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING-KITCHEN SPACE
- VILLAGE LOCATION
- CONTEMPORARY FITTED FOUR PIECE BATHROOM SUITE
- IMPRESSIVE DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- QUIET CUL-DE-SAC
- OFF ROAD PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING

£1,400 Per Month

Tenure:

HUNTERS®
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Watchcrete Avenue,

DESCRIPTION

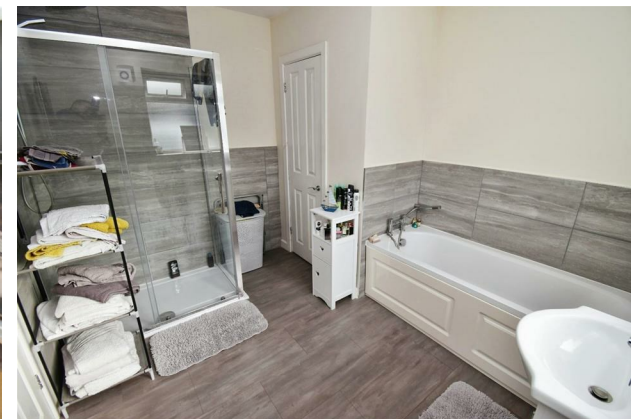
Nestled in the quiet cul-de-sac of Watchcrete Avenue of Queniborough, this charming semi-detached bungalow is just waiting to be discovered. Boasting a modern open plan fitted kitchen-living room, two well appointed double bedrooms, and a modern four-piece bathroom suite with a separate shower cubicle, this property offers comfort and style in equal measure.

Built in 1935, this bungalow exudes character while also featuring a modern and contemporary interior, blending the best of both worlds seamlessly. The open-plan fitted kitchen-living room is perfect for entertaining guests or simply enjoying a quiet night in.

With a generous 635 sq ft of space, there is ample room to make this house your home. The property also offers parking for two vehicles, ensuring convenience for you and your guests.

Situated in a quiet cul-de-sac, this impressive semi-detached bungalow provides a peaceful retreat from the hustle and bustle of everyday life.

Don't miss out on this immaculately presented bungalow and to find out more, contact Hunters estate agents Wigston to arrange your viewing.



Council Tax: B

Ground Floor



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

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0116 366 0660 Email:

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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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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

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