



## Lincoln Drive, , Wigston, LE18 4XU

- 3 spacious bedrooms
- Open-plan lounge-dining area
- Patio for alfresco dining
- Ample driveway parking
- Gas central heating
- Modern bathroom with shower
- Refitted kitchen with new units
- Garden with bar and play area
- Garage and driveway, EV charging
- Close to schools and shops

**Offers Over £260,000**



# Lincoln Drive, , Wigston, LE18 4XU

## DESCRIPTION

This delightful semi-detached house in Wigston offers a wonderful opportunity for families or those seeking a comfortable home in a sought-after area. The property is presented in a ready-to-move-in condition, showcasing a traditional style with modern touches throughout.

Upon entering, you are welcomed by an entrance hall that leads to an open-plan lounge-dining room. This inviting space serves as the heart of the home, perfect for relaxing with family or entertaining friends. Double-glazed doors open onto a patio seating area, ideal for enjoying your morning coffee or dining al fresco during warmer months.

The kitchen has been thoughtfully refitted with contemporary wall and base units, providing a functional space for culinary enthusiasts to create delicious meals. Ascending the stairs from the hallway, you will find three well-appointed bedrooms, each offering ample space and natural light. The modern bathroom features a shower over the bath, complemented by a separate WC for added convenience.

Outside, the rear garden is a delightful retreat, featuring a lawn and patio area, along with a garden bar and a children's play area, making it perfect for family gatherings or quiet evenings. The front of the property boasts a spacious driveway, providing ample off-road parking and access to the garage.

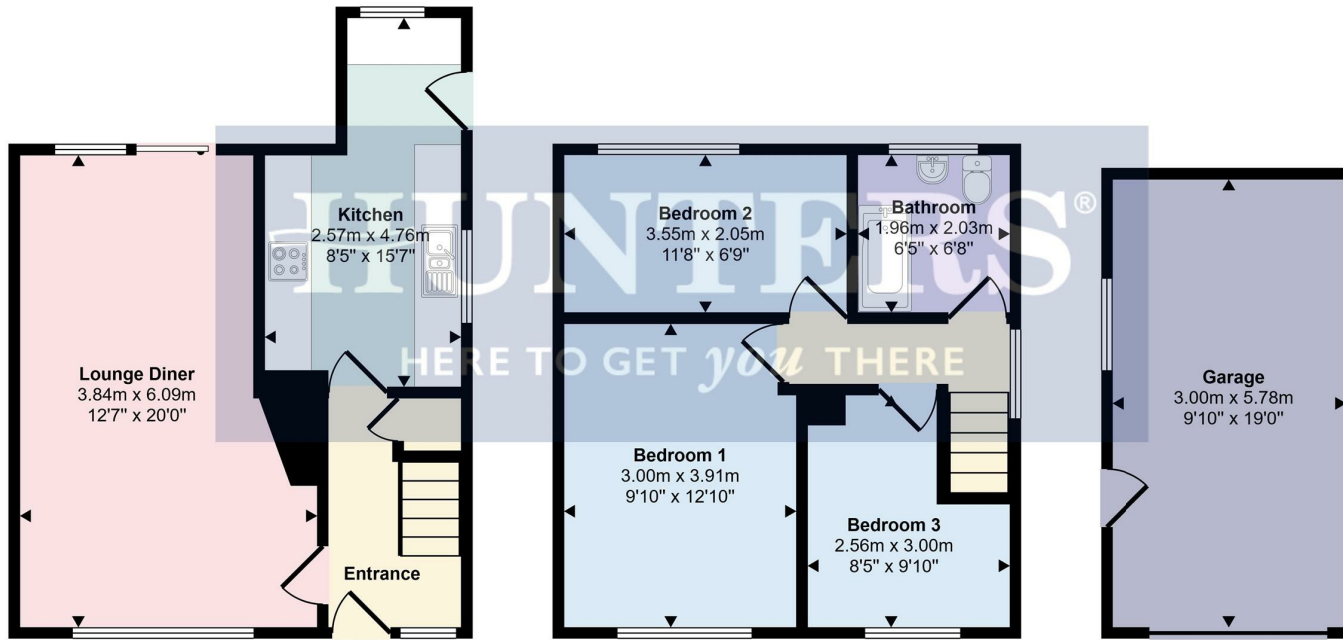
Additional benefits include gas central heating, double glazing, and an EV car charging outlet, ensuring comfort and convenience. The location is ideal, with local shops, schools, and amenities nearby, as well as excellent public transport links and easy access to major roadways.

This property is a fantastic find in the popular Fairfield residential area, and we invite you to discover all it has to offer. For further information, please contact your local Hunters estate agents in Wigston.





Approx Gross Internal Area  
89 sq m / 961 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft

First Floor  
Approx 34 sq m / 371 sq ft

Garage  
Approx 17 sq m / 186 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

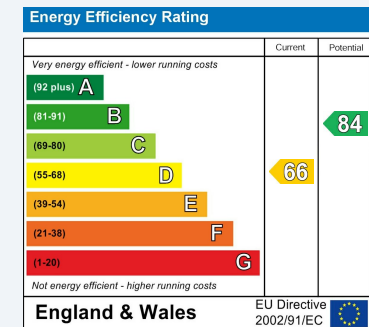
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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