



## Saffron Road, , Wigston, LE18 4UQ

- Two double bedrooms
- Modern kitchen-diner
- Detached garage included
- Local shops, parks and amenities
- Excellent transport links
- Generous lounge area
- Contemporary shower room
- Driveway for easy parking
- Ready to move into
- Gas central Heating and double glazing

**Offers In The Region Of £325,000**



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## DESCRIPTION

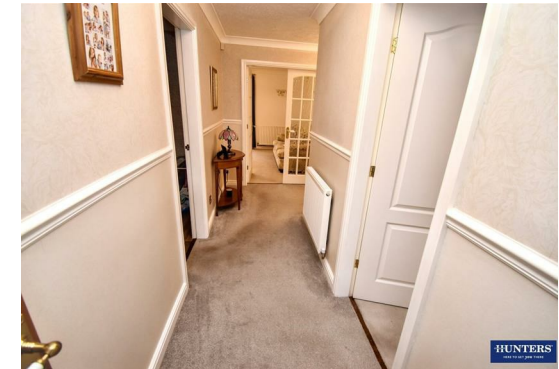
This delightful detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient living space. With two spacious double bedrooms, this property is perfect for individuals, downsizers or small families looking to settle in the area. The generous lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests and leads out to the conservatory, which has private views over the garden.

The modern fitted kitchen-diner is a highlight of the home, offering a stylish and functional space for cooking and dining. The contemporary shower room adds to the appeal, ensuring that the property is presented in a ready-to-move-in condition.

Outside, the bungalow features a detached garage and a driveway, providing ample parking and storage options. The surrounding area boasts local shops, parks, and various amenities, making daily life convenient and enjoyable. Excellent road and public transport links to the city, as well as easy access to the motorways and Fosse Park retail centre, enhance the property's appeal for commuters and shoppers alike.

Additionally, South Wigston train station is located nearby, further improving connectivity for those who travel regularly. This property is offered with no upward chain, allowing for a smooth transition into your new home.

For those interested in this lovely bungalow, please note that the land boundary registry will need to be confirmed with legal assistance. This is a fantastic opportunity to move in and start living in a well-connected and vibrant community.





Approx Gross Internal Area  
97 sq m / 1039 sq ft



Floorplan  
Approx 83 sq m / 894 sq ft

Garage  
Approx 13 sq m / 145 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

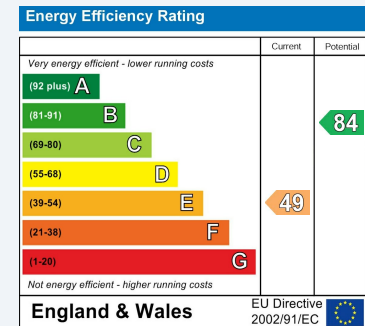
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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