



## Clayhill Field, , Wigston, LE18 3US

- Detached House
- Boot room and wet room
- Driveway and garage
- Downstairs WC
- Executive style family Home
- 4 bedrooms
- Garden room
- integrated appliances
- Ensuite to master
- 360 Virtual Tour

**Offers In The Region Of £430,000**



# Clayhill Field, , Wigston, LE18 3US

## DESCRIPTION

No Upward Chain – Modern Detached Home – Four Bedrooms – Master with En-Suite – Driveway & Garage

Situated within the sought-after Clayhill Field development in Wigston, this beautifully presented detached home offers contemporary living, generous space, and a layout perfectly suited to modern family life. Built in 2019 and spanning approximately 1,227 sq ft, the property is ready to move straight into and enjoy.

The heart of the home is the stylish and well-appointed kitchen, complete with integrated appliances including dishwasher, washing machine, fridge/freezer, built-in oven, and an additional oven/grill/microwave set within the central island—ideal for both everyday living and entertaining. The home flows effortlessly, creating a warm and sociable environment for family time or hosting guests.

Upstairs, four well-proportioned bedrooms provide comfortable and versatile accommodation, with the principal bedroom benefiting from its own en-suite. Two further bathrooms serve the remaining bedrooms, offering convenience for busy households.

Designed with practicality in mind, the property also features a dedicated boot room and a wet room—perfect after countryside walks or active days outdoors.

Externally, the home continues to impress with a driveway and garage providing ample parking for up to four vehicles.

Further benefits include gas central heating, double glazing and still covered by its NHBC warranty.

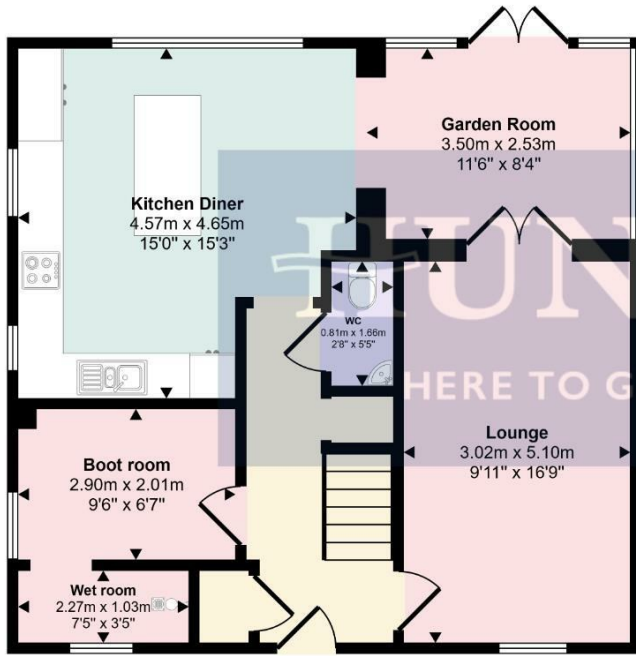
With access to local shops, schools, parks, and amenities, the property also offers excellent road and public transport links to the city and surrounding areas.

A spacious, modern, and move-in-ready home offering both comfort and convenience—early viewing is highly recommended. Contact Hunters Wigston today to arrange your viewing.

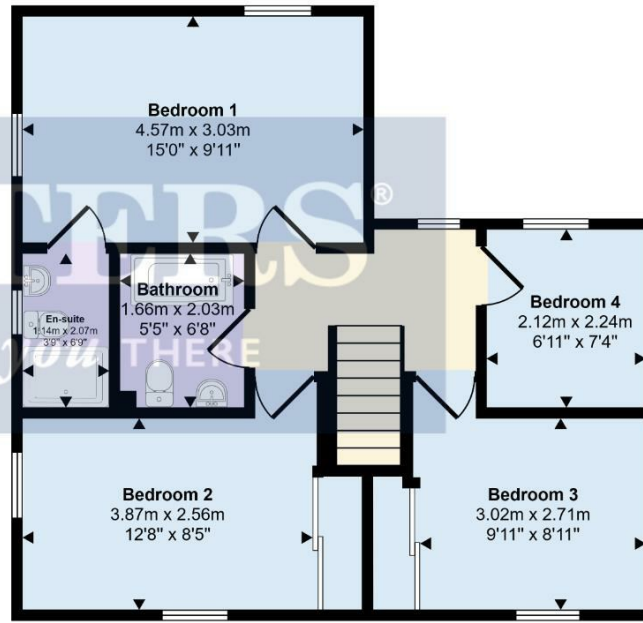




Approx Gross Internal Area  
121 sq m / 1302 sq ft



Ground Floor  
Approx 65 sq m / 703 sq ft



First Floor  
Approx 56 sq m / 598 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

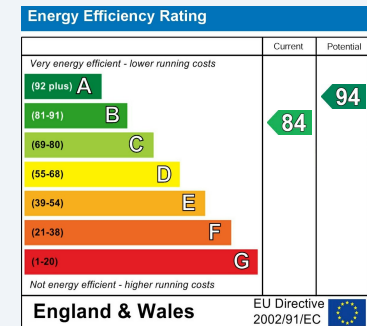
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

