



Grasmere Road, , Wigston, LE18 3RG

- No upward chain, move in ready
- Sought after, tranquil location
- Excellent transport links nearby
- Gas central heating and double glazing
- Private garden, patio for al-fresco dining
- Open plan living, bright and airy
- Easy access to Wigston and Oadby
- Scope to extend, STPP
- Modern kitchen and utility room
- Ideal family home

£375,000



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DESCRIPTION

Extended Detached home - No Upward Chain – Open Plan Living – Sought-After & Tranquil area – Ready To Move Into – Driveway & Garage

Positioned within a peaceful and highly sought-after location, ideally placed for easy access to both Wigston and Oadby town centres, this beautifully presented home offers spacious and versatile accommodation perfect for families or professionals alike. Ready to move straight into, the property combines modern open plan living with a warm and homely atmosphere.

The ground floor flows effortlessly from the bright entrance hallway into a spacious bay-fronted living room, filled with natural light and ideal for both relaxing evenings and entertaining guests. To the rear, the modern fitted kitchen provides generous workspace, integrated appliances, and views over the garden, a superb dining and family area extend further from the lounge. French doors lead directly onto the patio, creating a seamless indoor-outdoor connection and making this the true heart of the home. An additional reception area offers flexibility for home working, a playroom, or second sitting space, while a practical utility room with WC adds everyday convenience.

Upstairs, three well-appointed bedrooms provide comfortable and flexible accommodation, including a spacious principal bedroom with fitted wardrobes. A stylish modern shower room completes the first floor.

Outside, the generous rear garden offers a private and tranquil setting, with a lawn, mature borders, and patio seating area perfect for outdoor dining or relaxing in the sunshine. The property also benefits from a split garage ideal for storage and a driveway providing off-road parking.

Further features include gas central heating, double glazing, and scope to extend further (stpp).


Conveniently located close to local shops, schools, parks, and amenities, with excellent road and public transport links to the city and nearby motorways, call to secure a move-in-ready home in a highly desirable location.





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			
(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.

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.



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