



## Clayhill Field

Wigston, LE18 3US

Offers In The Region Of £430,000



Situated in the charming area of Clayhill Field, Wigston, this detached house offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 1,227 square feet, providing ample space for growing families.

The house features four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. The additional two bathrooms cater to the needs of a busy household, making morning routines a breeze. The heart of the home is a welcoming kitchen benefiting from integrated appliances, dishwasher, washing machine, fridge/freezer built in oven and also a second built in oven/grill/microwave in the island, ideal for entertaining guests or enjoying quiet evenings with family.

Practicality is at the forefront of this property, with a dedicated boot room and a wet room, perfect for those muddy boots after a day outdoors. The property also boasts a driveway and garage, providing parking for up to four vehicles, a rare find in today's market.



Entrance Hall  
 Boot room 9'6" x 6'7" (2.90m x 2.01m)  
 Wet room 7'5" x 3'5" (2.26m x 1.04m)  
 Downstairs toilet 2'8" x 5'5" (0.81m x 1.65m)  
 Kitchen Diner 15 x 15'3" (4.57m x 4.65m)  
 Garden room 11'6" x 8'4" (3.51m x 2.54m)  
 Lounge 9'11" x 16'9" (3.02m x 5.11m)  
 Landing  
 Bedroom One 15'0" x 9'11" (4.57m x 3.02m)  
 Ensuite 3'9" x 6'9" (1.14m x 2.06m)  
 Bedroom Two 12'8" x 8'5" (3.86m x 2.57m)  
 Bedroom Three 9'11" x 8'11" (3.02m x 2.72m)  
 Bedroom Four 6'11" x 9'11" (2.11m x 3.02m)  
 Bathroom  
 Garage  
 Bathroom 5'5" x 6'8" (1.65m x 2.03m)  
 Outside

Material Information - Wigston  
 Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - OK, EE - Great

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access, Wide doorways, Level access shower, and Lateral living

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

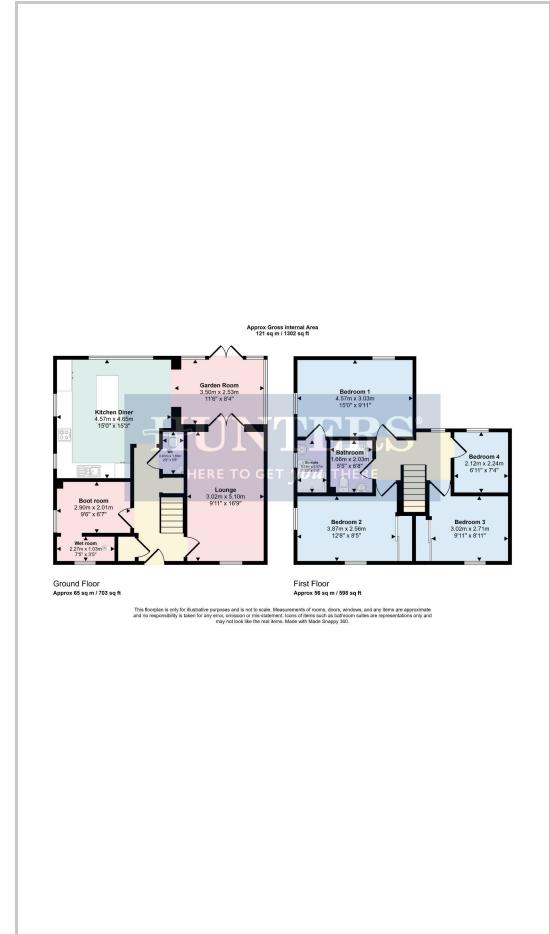
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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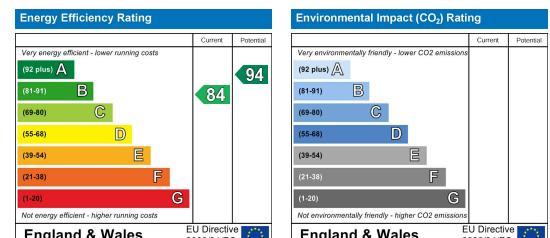
## Area Map



## Floor Plans



## Energy Efficiency Graph



Not energy efficient - higher running costs

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC