







Mere Road, , Wigston, LE18 3RL

- Three bedrooms
- Modern fitted kitchen
- Generous rear garden and terraced patio
- Gas central heating and double glazing
- Sought-after Mere Road location
- Two versatile reception rooms
- Utility room with separate WC
- Garage with electric door and driveway
- Potential to extend (STPP)
- Close to schools, open parks and leisure centre

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Offers In The Region Of £375,000

Mere Road, , Wigston, LE18 3RL

DESCRIPTION

Three Bedroom Detached Family Home – Sought-After Mere Road – Two Reception Rooms – Garage & Driveway – Generous Garden – Extension Potential (STPP)

THREE BEDROOM DETACHED FAMILY HOME ON HIGHLY SOUGHT-AFTER MERE ROAD, BETWEEN WIGSTON AND OADBY TOWN CENTRES. Offering two spacious reception rooms, modern fitted kitchen, utility room, garage, driveway and generous rear garden, this traditional home combines comfortable family living with exciting potential to extend and personalise (STPP).

Step inside and discover a home offering space, flexibility and possibilities for the future.

The journey begins in the welcoming living room, where natural light and a traditional fireplace create a comfortable setting for relaxing evenings. Continue into the bay-fronted lounge-diner, a versatile second reception room, perfect for family meals, entertaining friends or creating a separate family living space.

The modern-style fitted kitchen offers practical storage and workspace, leading into a useful utility room with additional storage cupboard, ground-floor WC and garden access.

Head upstairs to discover three well-appointed bedrooms, including two generous doubles and a flexible third bedroom, ideal for a nursery, study or home office.

A modern shower room with shower cubicle, wash basin, WC and bidet completes the first floor.

Outside, the generous rear garden is a real highlight. With a terraced patio, lawn, mature planting, greenhouse and shed, there's room for summer entertaining, gardening and family activities. The plot also offers scope to extend, subject to the necessary planning permissions, allowing the home to grow with your needs.

An attached garage with electric roller door and driveway for several cars, adds everyday practicality.

Enjoy a desirable location between Wigston and Oadby, with shops, schools, parks, leisure facilities and excellent public transport and road connections towards Leicester and the motorway network.
Contact Hunters to find out more!









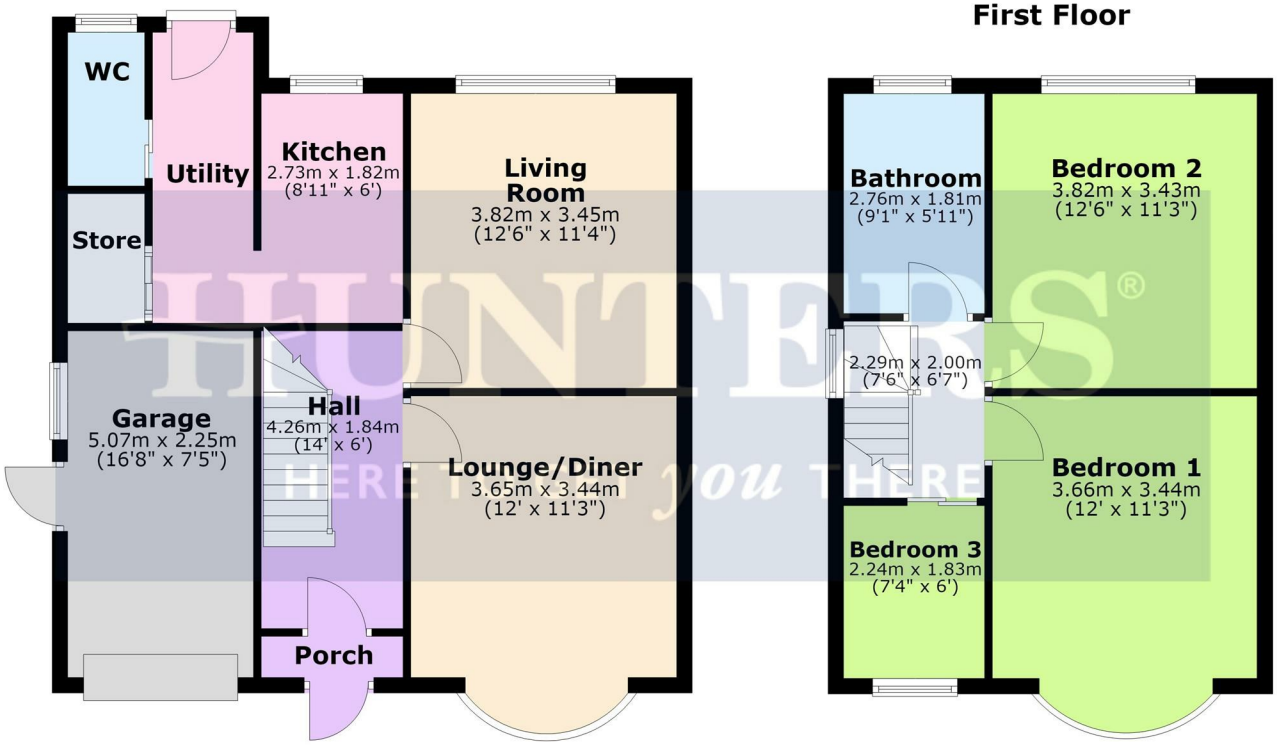

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Ground Floor



First Floor

Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibilty is takenfor any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The srervices, sytems and appliances have not been tested and no guranteee as to their operability or efficency can be give. Plan produced using PlanUp. Plan produced using PlanUp.

Viewings

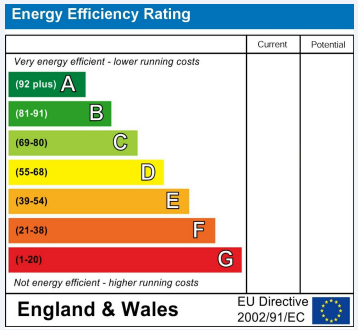
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

The Property Ombudsman

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