



Windlass Drive, Wigston

- THREE BEDROOMS
- OFF-ROAD PARKING
- FITTED WARDROBES
- GUEST WC
- SEMI DETACHED HOME
- EN-SUITE TO MASTER
- OPEN PLAN LIVING
- AVAILABLE IMMEDIATELY

£1,350 Per Calendar Month

Tenure:

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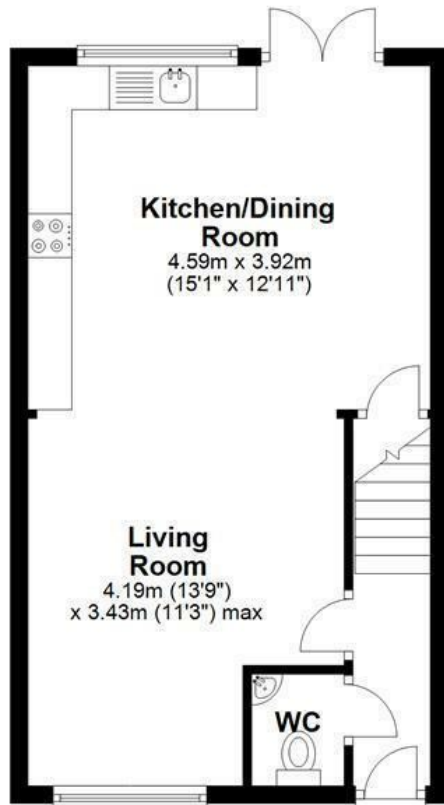
Windlass Drive, Wigston

DESCRIPTION

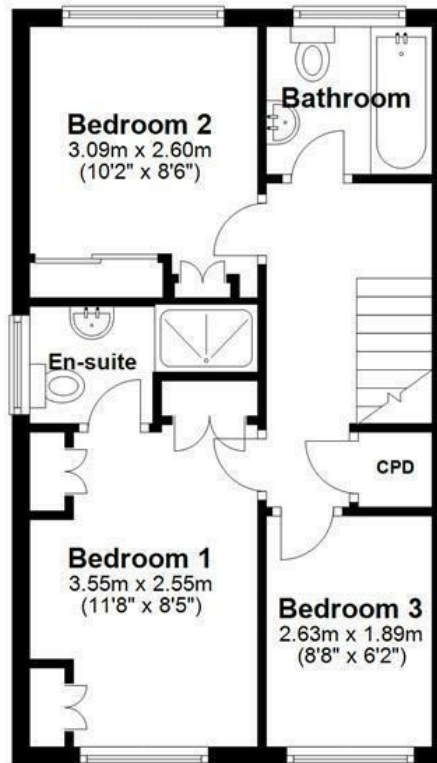
This well presented, beautifully maintained, three bedroom, semi detached home must be seen to be appreciated! The property comprises; Entrance Hall, Guest WC, Open Plan Living Room/Breakfast Kitchen, Two Double Bedrooms, One Single Bedroom, Family Bathroom & En-Suite to Master. Due to the open plan nature of the ground floor, light floods the Living Room & Kitchen. It is also clear to see the standard to which work has been done, the kitchen is appointed to the highest standard with standard integral appliances. The double bedrooms also benefit from extensive fitted wardrobes. Externally, the garden is laid to lawn, with a patio, enclosed by timber fencing. There is also a tandem driveway to the side of the property. This property really must be seen to appreciate the accommodation on offer. Contact Hunters on 0116 3660660 to secure your viewing!



Ground Floor



First Floor



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: B

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		96	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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

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