







# Carisbrooke Road, , Leicester, LE2 3PG

- No upward chain
- Sought-after location
- Garage and driveway
- Bright lounge-dining room
- Gas central heating & Double glazing
- Three bedrooms
- Semi-detached home
- Scope to extend (STPP)
- Enclosed, well established rear garden
- Close to Leicester and Oadby and Wigston town centres

## Offers Over £350,000

# Carisbrooke Road, , Leicester, LE2 3PG

## DESCRIPTION

No Upward Chain – Three Bedroom Family Home – Sought-After Location – Garage & Driveway – Scope to Extend (STPP)

Offered to the market with no upward chain, this well-proportioned three-bedroom home presents an exciting opportunity for first-time buyers, growing families or buyers looking to create a home tailored to their own style. Situated within a highly sought-after residential location, the property is ready to enjoy while also offering excellent potential to update, extend or reconfigure (subject to the necessary planning permissions).

The welcoming home includes a bright and comfortable lounge, ideal for relaxing with family and friends, together with a well-planned kitchen and dining space connected to the lounge, that provides the perfect foundation for modern open-plan living. Upstairs, three well-proportioned bedrooms offer flexible rooms for family life, guests or home working, all served by a family shower room.

Outside, the property enjoys an enclosed rear garden, providing a private space for children to play, summer entertaining or simply relaxing outdoors. To the front, a driveway and garage offer valuable off-road parking, storage and further potential for future development.

Additional benefits include gas central heating and double glazing, ensuring comfort throughout the seasons.

The location is a real highlight, with excellent access to Leicester city centre, Fosse Park Retail Outlet, the A6 and surrounding motorway networks, making commuting simple. Queens Road's popular independent shops, cafés and restaurants are within easy reach, while both Oadby and Wigston town centres offer an excellent choice of supermarkets, schools, parks and everyday amenities.

Properties in this location, offering such fantastic potential and no onward chain, are always highly sought after. Contact Hunters Wigston today to arrange your viewing and start planning the home you've always wanted.









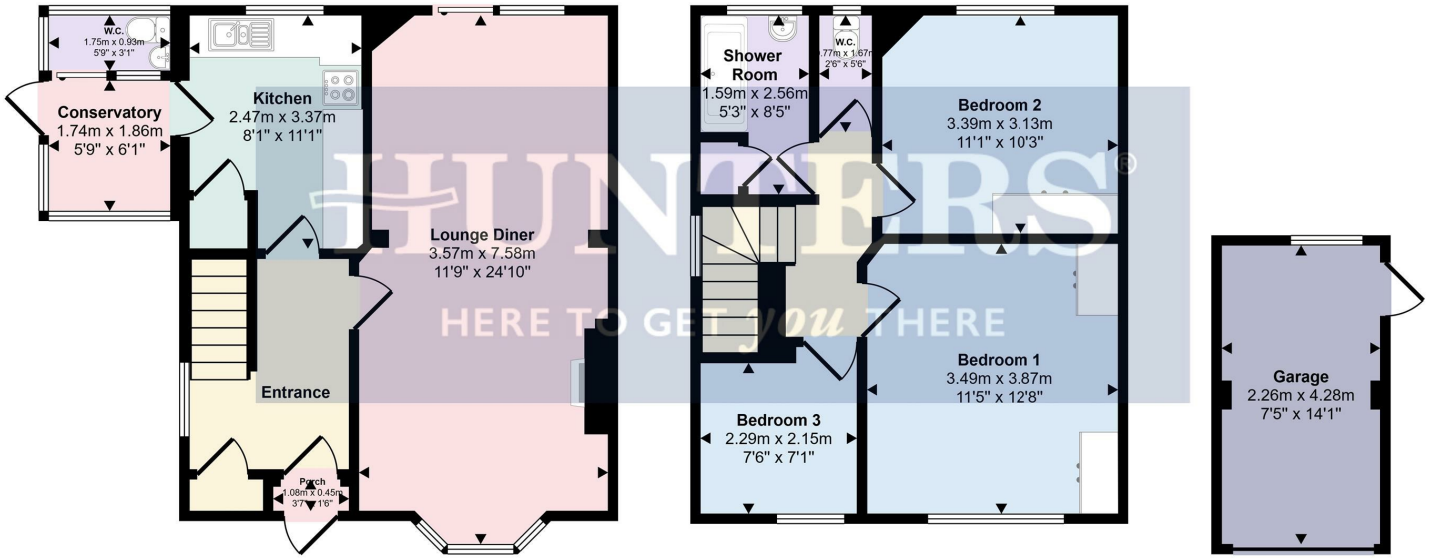








Approx Gross Internal Area
102 sq m / 1101 sq ft




Ground Floor
**Approx 50 sq m / 534 sq ft**

First Floor
**Approx 43 sq m / 462 sq ft**

Garage
**Approx 10 sq m / 104 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

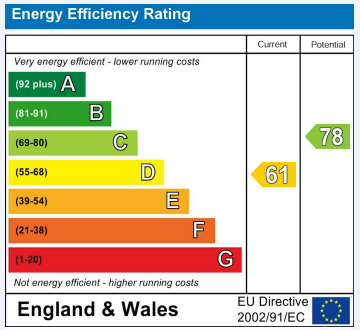
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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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