



Park Road, Wigston

- 3 bedrooms, 1 bathroom
- Driveway at rear
- 1 reception room
- Ideal for families
- Viewing recommended
- Mid terrace house
- Popular Park Road location
- Close to local amenities
- Easy access to transport

£215,000

Tenure: Freehold

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Park Road, Wigston

DESCRIPTION

Three Bedroom Home – Rear Driveway & Off-Road Parking – Ideal First-Time Buy or Family Home

Set within a quiet and popular residential location in Wigston, this well-proportioned three-bedroom mid-terraced home offers comfortable and practical accommodation with the added advantage of a rear driveway providing valuable off-road parking. An excellent opportunity for first-time buyers, couples or a growing family looking to make Wigston their home.

Step inside to a welcoming living room, providing a comfortable space to relax at the end of the day, spend time together or entertain family and friends.

The accommodation continues with a practical kitchen and bathroom, while upstairs you'll find three bedrooms, giving plenty of flexibility for family life. The additional bedrooms could equally work well for children, guests, hobbies or that increasingly useful home office.

Outside, the property benefits from its own outdoor space together with the particularly useful driveway to the rear, making parking convenient and straightforward.

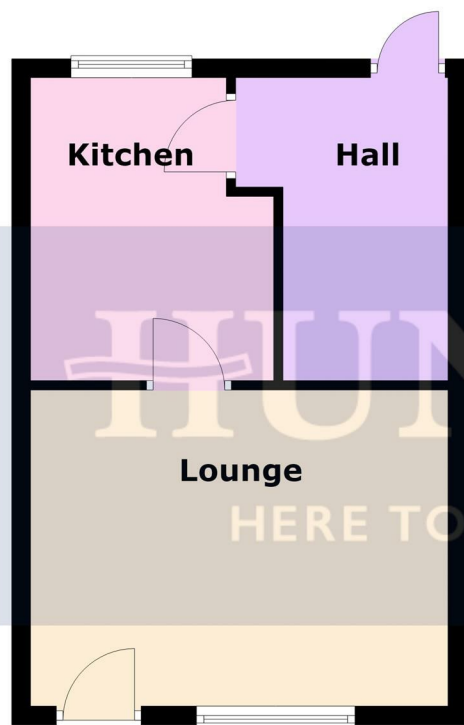
Further benefits include storage heating and double glazing.

Park Road is well positioned for everything Wigston has to offer, with local shops, schools, parks and everyday amenities within easy reach. Public transport and road connections provide convenient access towards Leicester and the surrounding areas, while Wigston's established community makes this a popular place to put down roots.

A three-bedroom home with parking in a quiet Wigston location and plenty of potential to make your own – contact Hunters Wigston today to arrange your viewing and see it for yourself.



Ground Floor



First Floor



Total area: approx. 59.4 sq. metres (639.8 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 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 or tenant. The services, systems and appliances 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 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:

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	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(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		England & Wales	
EU Directive 2002/91/EC		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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