







Saffron Road, South Wigston, Leicestershire, LE18 4UN

- Detached family home
- Versatile layout over two floors
- Gas central heating and double glazing
- Downstairs shower room/Utility
- Retro family bathroom suite
- Offered to market with No Upward Chain
- Bay fronted lounge with fireplace
- Extended dining room with views over the garden
- Four bedrooms
- Integral garage and additional wooden garage-workshop to rear

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Offers In The Region Of £400,000

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DESCRIPTION

This substantial character detached home is a delightful opportunity for buyers seeking a spacious and versatile living space in Wigston. Offered to the market with no upward chain, this property is perfect for families or anyone looking for room to grow or extend further.

Upon entering, you are welcomed by a storm porch leading into a generous entrance hallway with a handy cloakroom to the side and a shelved pantry cupboard with ample storage space. The ground floor boasts a large lounge, complete with an ornate fireplace and a charming bay fronted window, creating a warm and cosy atmosphere. The extended dining room provides an excellent space for entertaining and has great views over the garden, while the galley-style fitted kitchen is both practical and functional. Additionally, a convenient downstairs shower and utility room with a WC enhances the property's appeal.

As you ascend to the first floor from the hallway, you will find four well-proportioned double bedrooms, ensuring ample space for family or guests. The retro four-piece bathroom suite adds a unique touch to the home, offering both style and comfort.

The integral garage provides easy access to both the front and rear gardens, while the driveway offers plenty of off-road parking. The rear garden is a true highlight, featuring a generous terraced patio, bordered by an array of mature plants and shrubs, creating a relaxing retreat for outdoor enjoyment.

Please note, an asbestos report has been conducted and no issues or concerns where raised with the asbestos at the property.

This property also presents the potential for further extension, subject to relevant planning regulations, allowing you to tailor the home to your specific needs. With its charming features and ample space, this detached house is a wonderful place to call home.

To find out more, contact your local Hunters estate agents Wigston and book your viewing to not miss out on this home.









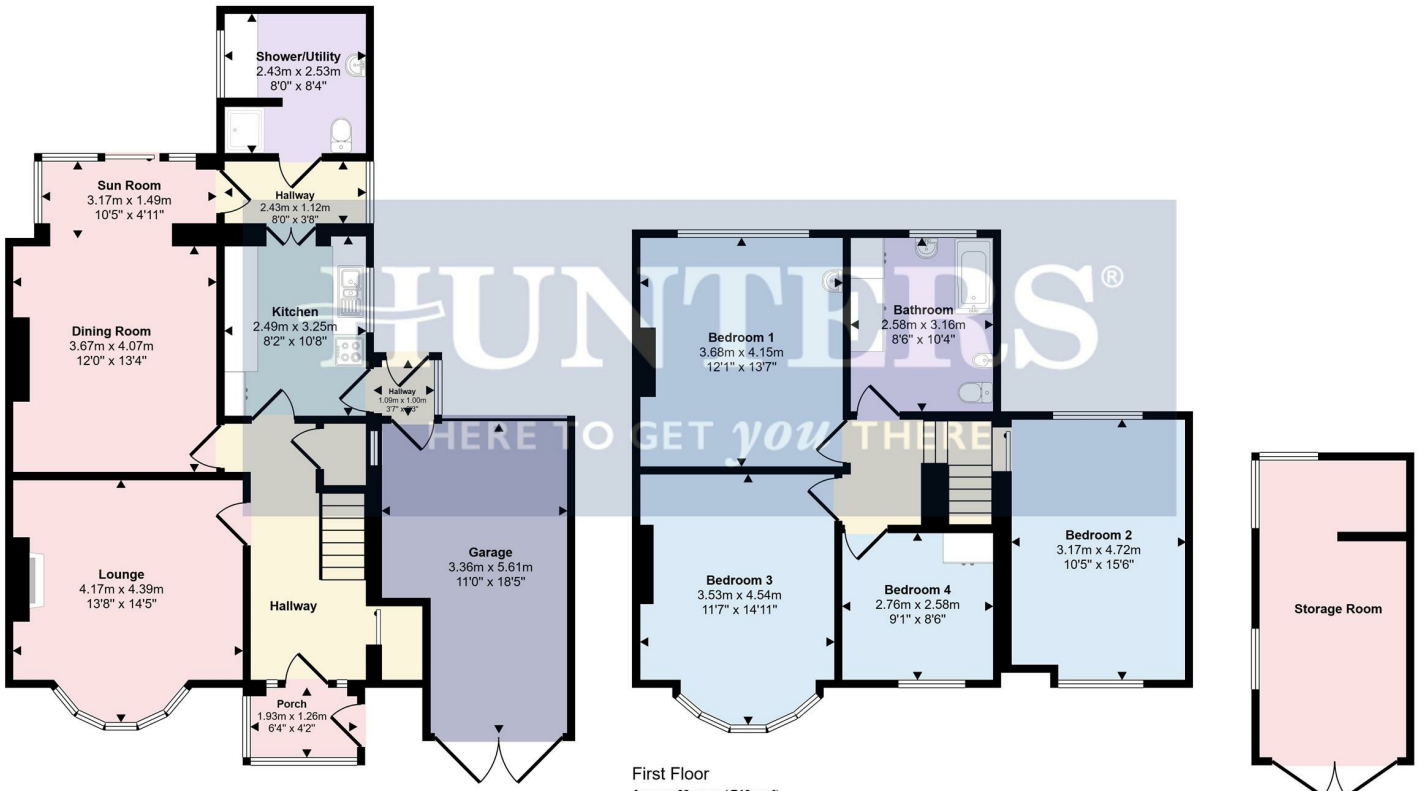

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Approx Gross Internal Area
174 sq m / 1872 sq ft



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

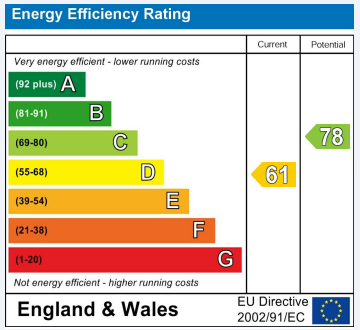
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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