



## Pitton Close, , Wigston, Leicestershire, LE18 2RP

- EXTENDED THREE BEDROOM BUNGALOW
- KITCHEN-DINER
- BATHROOM
- ENCLOSED GARDEN
- COVERED LEAN-TO
- LIVING ROOM
- DOWNSTAIRS WC
- SHOWER AND WC TO BEDROOM ONE
- OFF ROAD PARKING AND GARAGE
- CUL-DE-SAC LOCATION

**Offers Over £240,000**



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## DESCRIPTION

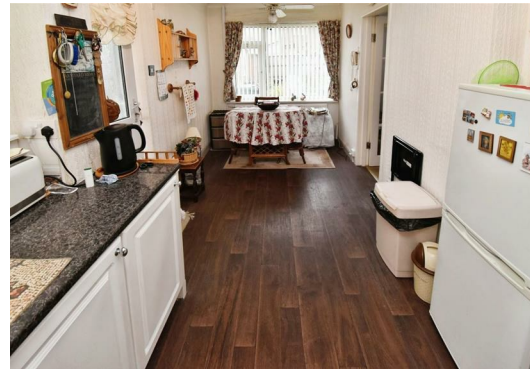
Nestled within a quiet cul-de-sac on the popular Little Hill residential area of Wigston is this extended semi-detached bungalow, that offers living space set over two floors.

The bungalow comprises of an entrance porch, a hallway, a spacious living room with sliding patio doors to the garden, a fitted kitchen-diner and two ground floor bedrooms. Returning to the hallway, stairs lead up to the first floor landing which gives access to the three piece bathroom suite and the main bedroom, which benefits from having its own private shower and wc.

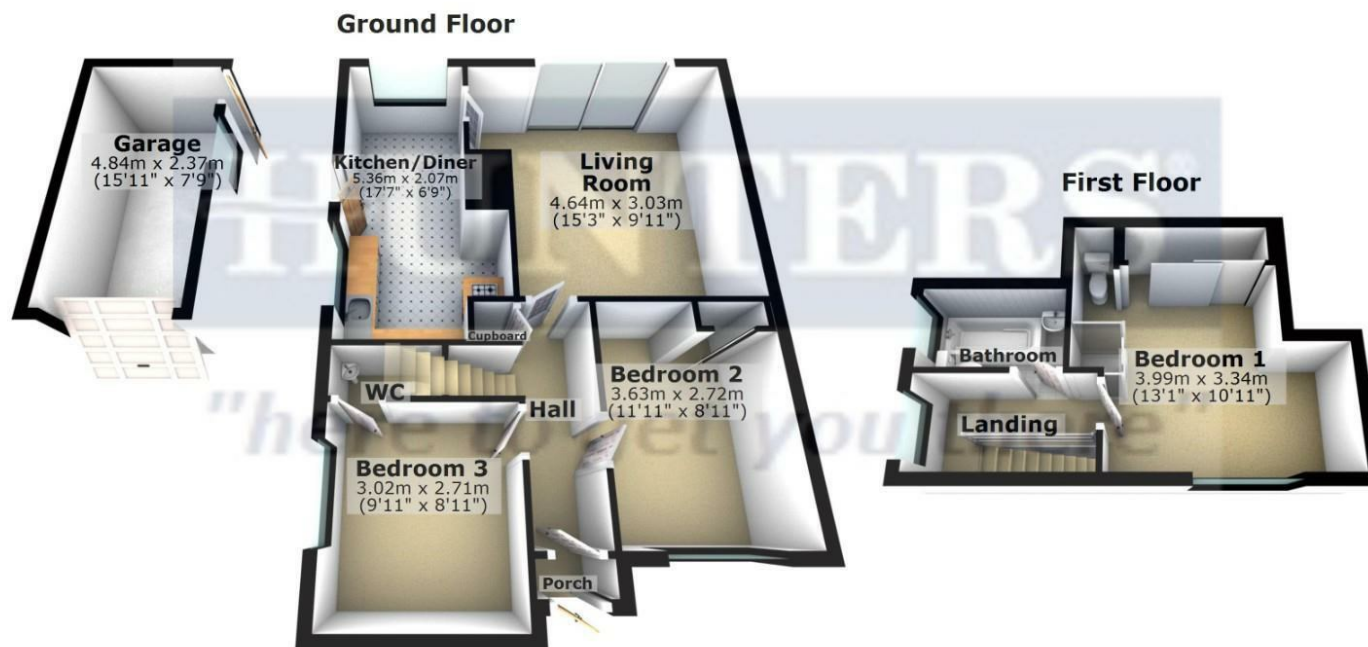
Externally to the the side is a gated and covered lean to which gives access to the detached garage and additional door way to the garden. The rear garden is landscaped with patio paving, a brick built raised flower bed and a garden summer house. To the front of the bungalow, there is a decorative stone hard standing and driveway, which provides off road parking spaces for the home and gated access to the side lean-to.

This lovely bungalow benefits from gas central heating and double glazing and has the scope to extend, subject to relevant planning regulations. In our opinion, internal viewing is highly recommended to appreciate the size, location and scope it has to offer.

To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.







HUNTERS ESTATE AGENTS WIGSTON 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 misstatement. 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.

### Viewings

Please contact [wigston@hunters.com](mailto: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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 57                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.