



Guilford Drive, Wigston, Leicester, LE18 1HG

- No upward chain, move in ready
- Bay fronted cosy lounge
- Fitted kitchen
- Family bathroom
- Off road parking
- Sought after Wigston location
- Separate dining room
- Three bedrooms
- Rear garden with patio terrace and lawn
- Gas central heating and double glazing

Offers In The Region Of £295,000

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DESCRIPTION

This semi-detached house in Wigston, Leicester, presents an excellent opportunity for those seeking a comfortable family home in a desirable location. Offered to the market with no upward chain, this property is conveniently situated near local shops, schools, and various amenities. It also benefits from excellent road and public transport links, making access to the city and motorway straightforward.

Offered to the market with no upward chain, this three-bedroom home is situated in the sought-after area of Wigston, conveniently positioned for local shops, schools and everyday amenities. The location also benefits from excellent road and public transport links into the city centre and easy access to the motorway network for wider travel.

An entrance porch leads into the hallway, which provides access to the bay-fronted lounge featuring an inset fireplace, creating a warm and inviting atmosphere. A separate dining room, complete with tiled flooring and direct access to the garden terrace, perfect for entertaining and firing up a pizza oven or BBQ. The fitted kitchen boasts an array of wall and base units, providing ample worktop space for culinary enthusiasts.

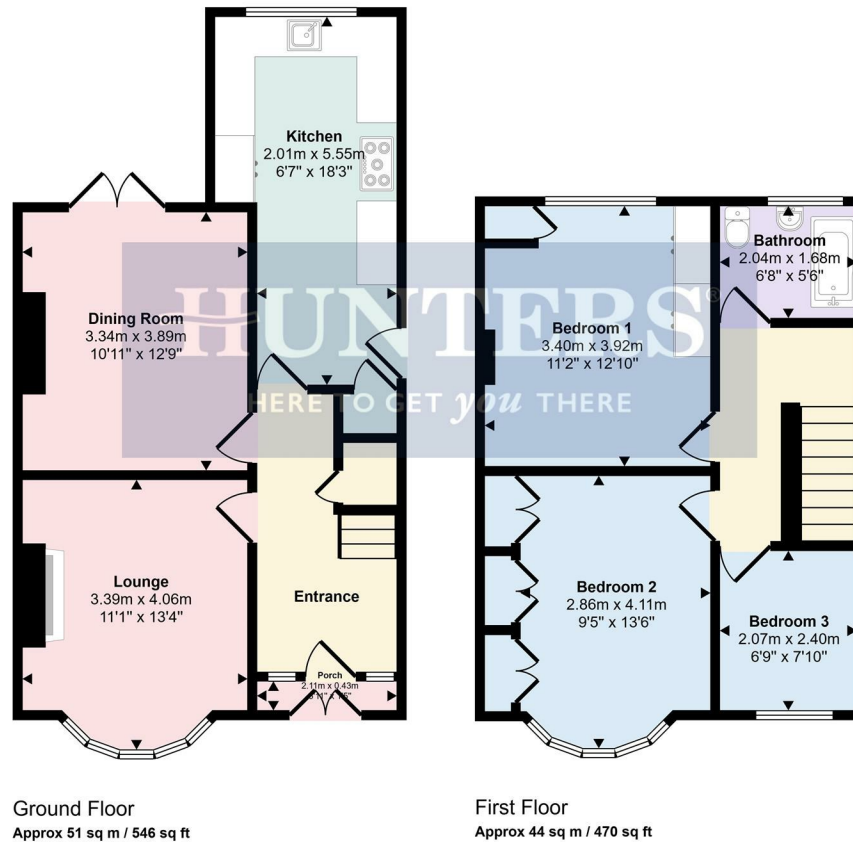
Stairs from the hallway lead to the first-floor landing, where you will find three well-proportioned bedrooms and the family bathroom features a three-piece suite, including a shower over the bath, catering to all your bathing needs.

Outside, the rear garden features a raised terrace with steps leading down to a lawn bordered by plants and flowers, along with a garden shed. It provides a great setting for al-fresco dining or relaxing with family and friends. To the front, a driveway provides off-road parking for the home. With gas central heating and double glazing, this home is ready for you to move in, unpack, and start enjoying. There is also potential to extend or alter the existing layout, allowing you to tailor the space to your needs. This home would be ideal for first time buyers, couples families.





Approx Gross Internal Area
94 sq m / 1016 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

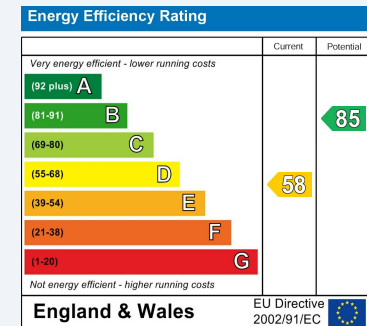
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR
Tel: 0116 366 0660 Email: wigston@hunters.com <https://www.hunters.com>

