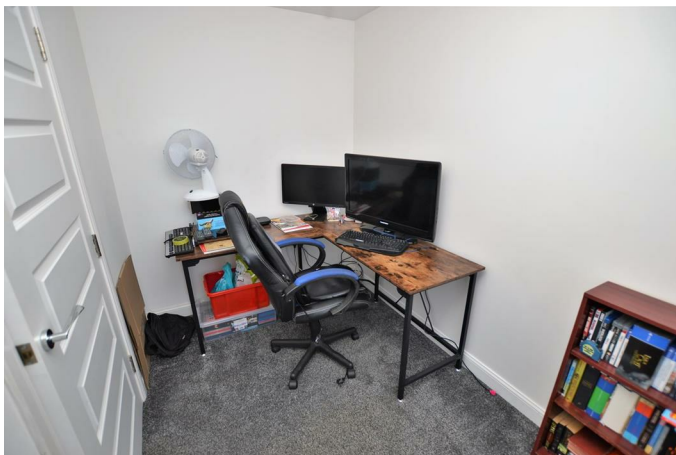




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Windlass Drive, Wigston, Leicestershire | £1,400 Per Calendar Month
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Set within the sough after Waterside Gardens development is this well presented and spacious Family home with accommodation set over three floors. The property benefits from local shops, school, amenities and countryside.

This superb family home comprises of entrance hallway, an office, which could be utilised as a ground floor bedroom, a cloakroom and open plan modern kitchen-diner with double glazed French doors opening to the garden.

Stairs lead up from the hallway to the first floor which gives access to bedroom One with its own private en-suite and spacious living room, which could also be utilised as a bedroom. From the landing further stairs lead up to the second floor where you find a further two double bedrooms and three piece bathroom suite.

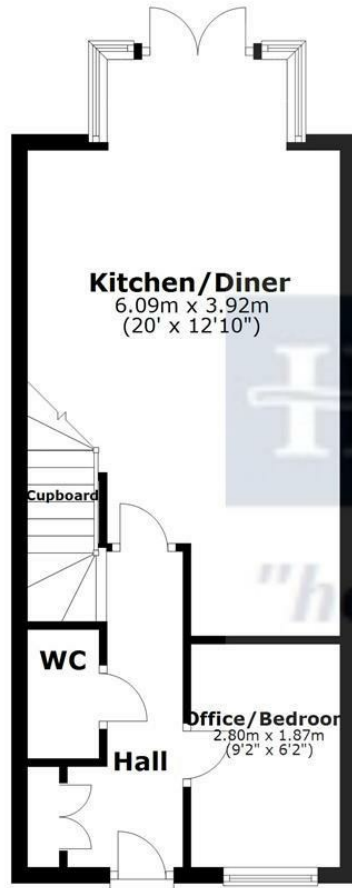
The rear garden is mainly lawn with gated access to the driveway and garage.

Call your local Hunters estate agents Wigston on 01163660660 to find out more about this home and to arrange your early viewing.

Entrance Hall Double glazed door, storage cupboard, radiator.	Bedroom Three 7'5" x 12'10" Double glazed windows, fitted wardrobes, storage cupboard, radiator.	out in a 2014 document involving an electricity substation. These are common rules that limit certain activities to ensure the substation can operate safely.
Office/Bedroom 6'2" x 9'2" Double glazed window, radiator.	Material Information - Wigston Lettings Verified Material Information	- The 2016 purchase document contains rules regarding 'light or air' (which prevents the owner from blocking a neighbour's access to light) and the maintenance of boundary structures like fences or walls.
Kitchen-dining room 12'10" x 20'0" Double glazed windows, double glazed French doors, wall and base units, worksurfaces, integrated oven and hob with extractor over, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, space for upright fridge-freezer, radiator. under stairs storage.	Costs and tenure Tenure: Freehold Council tax band: C EPC rating: B Monthly rent: £1,400	- There is a formal restriction requiring a certificate to be provided when the property is sold to prove that certain terms in the 2016 purchase document have been followed. This is a routine administrative step handled by solicitors during the sale.
Cloakroom Low level wc, wash hand basin, radiator.	## The building Semi-detached house, standard construction 4 bedrooms, 2 bathrooms, 2 receptions Accessibility adaptations: None	- There is a standard restriction related to the mortgage with Barclays Bank UK PLC, which ensures the lender is informed if the property is sold. This will be removed once the mortgage is paid off when the sale completes. No environmental risks recorded
Bedroom One 9'11" x 12'10" Double glazed windows, fitted wardrobes, radiator, door to en-suite	## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 great, Vodafone great, Three good, EE great Parking: Garage and Driveway	All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
En-Suite Double glazed window, shower cubicle with sliding panel door, was hand basin, low level wc, extractor fan, radiator.		The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
Living room 11'11" x 12'10" Double glazed windows, radiator.		
Bedroom Three 11'4" x 12'10" Double glazed window, fitted wardrobes, airing cupboard, radiator.	## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Title register restrictions (LT487308): - The property is subject to rules (restrictive covenants) set	
Bathroom Double glazed window, panel bath, wash hand basin, low level wc.		

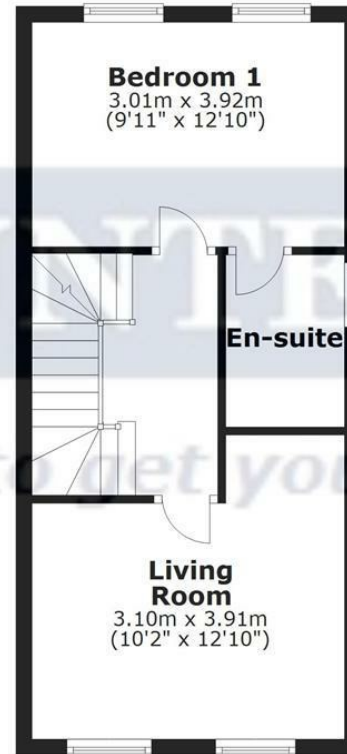
Ground Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



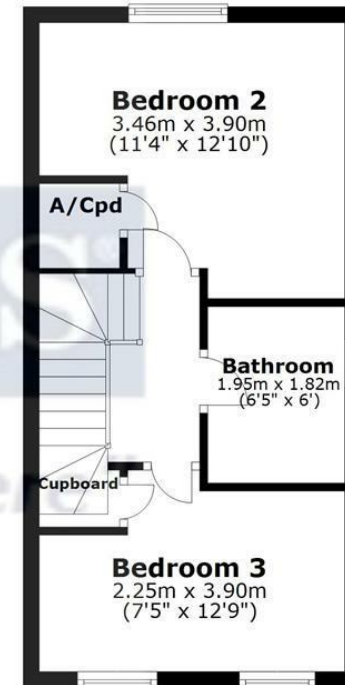
First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 104.2 sq. metres (1122.0 sq. feet)

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 mis-statement. 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.

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.

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