



## Thirlmere Road, , Wigston, LE18 3RR

- Extended Detached Family Home
- Four Bedrooms
- Open plan Kitchen-diner
- Utility and downstairs WC
- Integral Garage and Driveway
- Sought after Location, close to good schools.
- Bay fronted Lounge
- Garden room
- Four Piece Family Bathroom
- Generous garden plot

**Asking Price £460,000**



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## DESCRIPTION

Welcome to this fabulous four-bedroom detached home located on the highly sought-after Thirlmere Road in Wigston and close to very good schools.

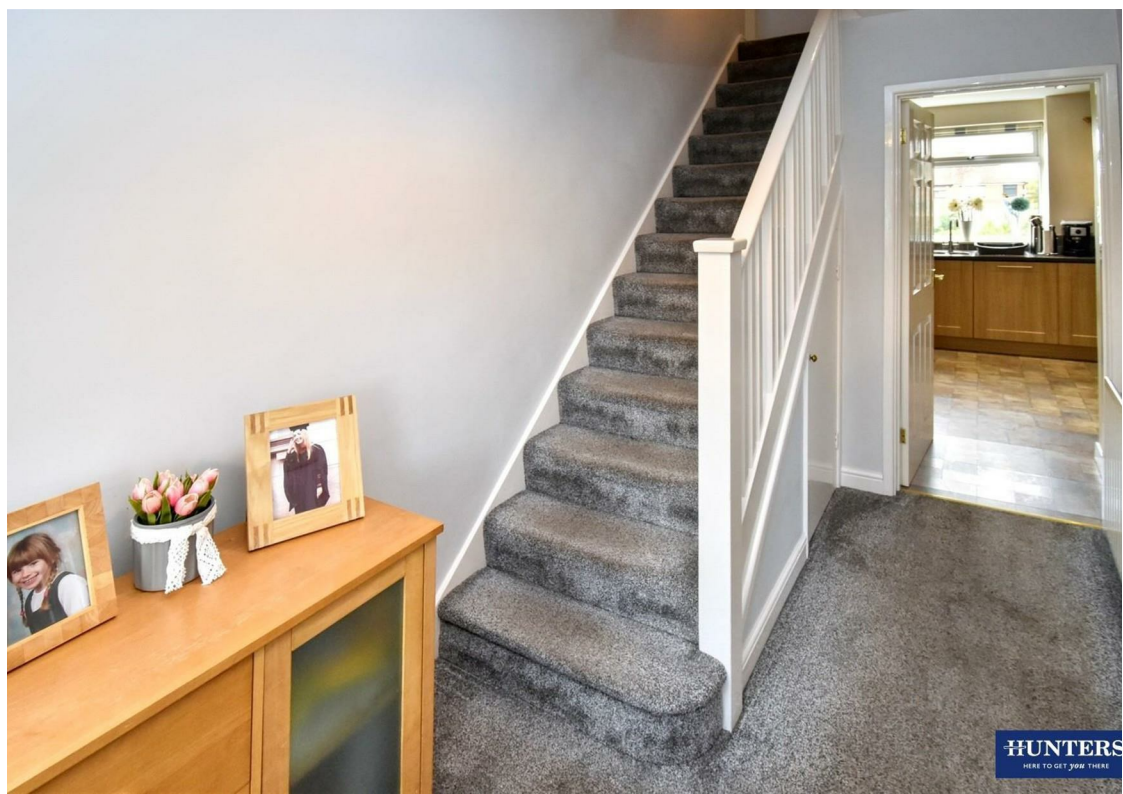
As you enter via a double glazed porch, you are greeted by a charming bay-fronted lounge, providing a warm and inviting atmosphere. The heart of the home is the open-plan modern fitted kitchen diner, ideal for entertaining and family gatherings. Adjacent to this space is a delightful garden room, offering picturesque views of the well-established garden, which features a lush lawn, vibrant flower beds, and a lovely patio seating area, perfect for enjoying the outdoors.

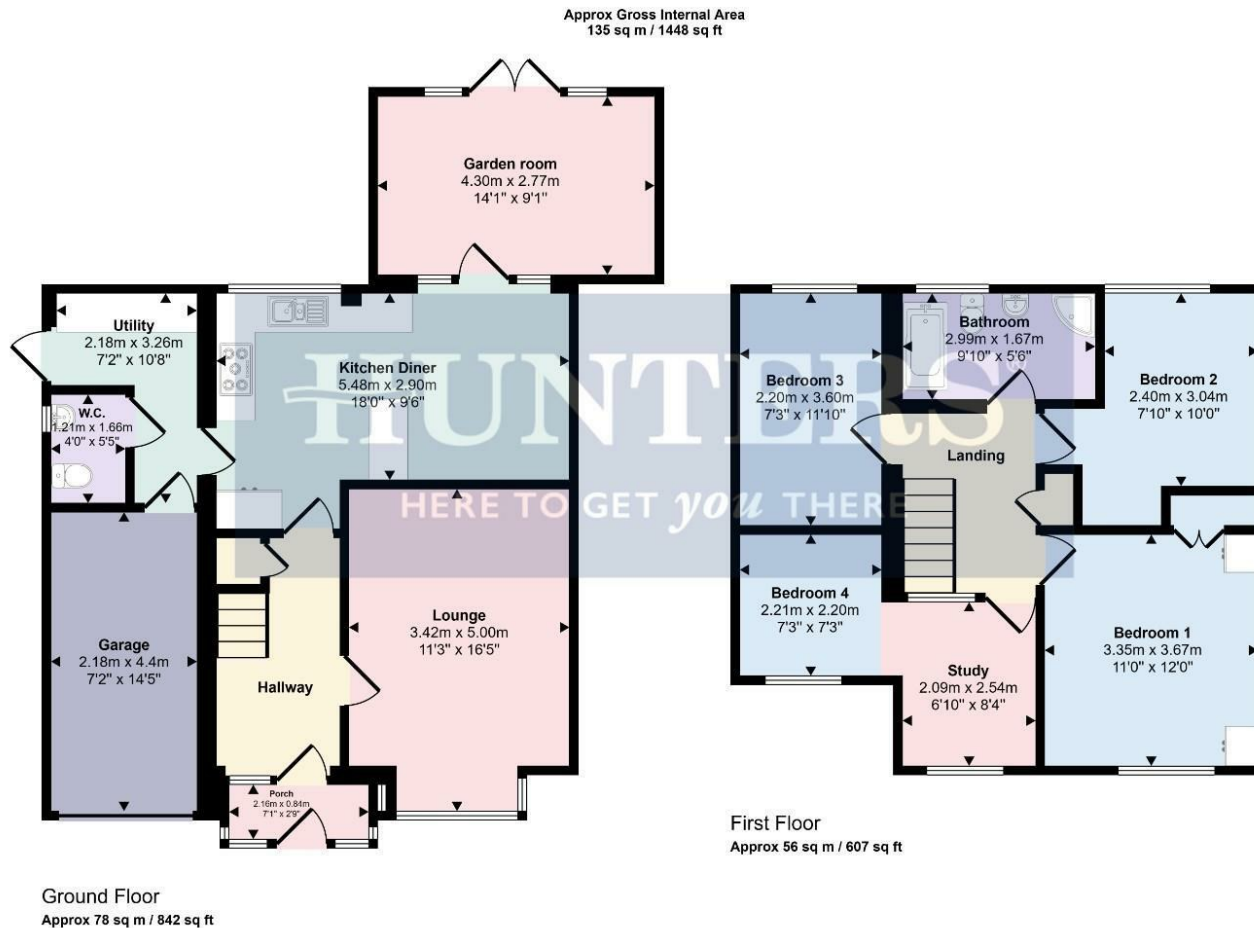
The ground floor also boasts a convenient utility room and a separate WC, enhancing the practicality of the living space. Ascending to the first floor, you will find four well-appointed bedrooms, each designed with comfort in mind. Notably, the fourth bedroom benefits from its own study-office space, making it an excellent choice for those who work from home. Completing the internal layout is a stylish four-piece family bathroom, which includes a separate shower cubicle.

The property further benefits from an integral garage and a block-paved driveway, providing ample off-road parking spaces and the benefit of an Electric Vehicle charging point installed.

This stunning family home is a superb find in a desirable area, and a 360-degree tour is available to appreciate its full charm. Do not miss the opportunity to view this exceptional property; contact your local Hunters estate agents in Wigston today to arrange a viewing.







**Ground Floor**  
Approx 78 sq m / 842 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](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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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.

