



## Lansdowne Grove, , Wigston, LE18 4LX

- Ideal First Time Buyer or Investor Property
- Lounge
- Enclosed Rear Garden
- Local Shops, Schools, Amenities Countryside Walks
- Move in and Start Living
- Two Double Bedrooms
- Open plan Fitted-Kitchen Diner
- Three Piece Bathroom suite with Bespoke Wash hand Basin
- Solar Panels, Gas Central Heating and Double Glazing
- 360 Virtual Tour

**£180,000**





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## DESCRIPTION

This delightful mid-terrace house presents an excellent possibility for first-time buyers or savvy investors seeking a property to let. The home features a welcoming bay-fronted lounge that seamlessly flows into the heart of the residence: an open-plan fitted kitchen-diner, perfect for both entertaining and everyday living.

As you ascend the staircase from the hallway, you will discover two well-appointed double bedrooms. The second bedroom is currently being utilised as a versatile home office and guest room, catering to modern living needs, completing the first floor landing the bathroom come with a shower over the bath providing convenience for daily routines and a bespoke wash hand basin and waterfall mixer tap that compliment the suite. The property also boasts a neatly enclosed garden, complete with a lawn and a patio paved seating area, ideal for enjoying the outdoors.

Additional features include solar panels, which contribute to energy efficiency, and the convenience of gas central heating and double glazing throughout. The location is particularly advantageous, with local shops, schools, and amenities just a stone's throw away. For those who appreciate the great outdoors, the nearby countryside and the Guthlaxton Trail offer splendid walking opportunities.

Moreover, the property benefits from excellent road and public transport links, providing easy access to the city and the M1 and M69 motorways. With a 360-degree virtual tour available, you can explore this lovely home from the comfort of your own space. This property is ready for you to move in and start living, making it a must-see for anyone looking to settle in a vibrant community.

To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.

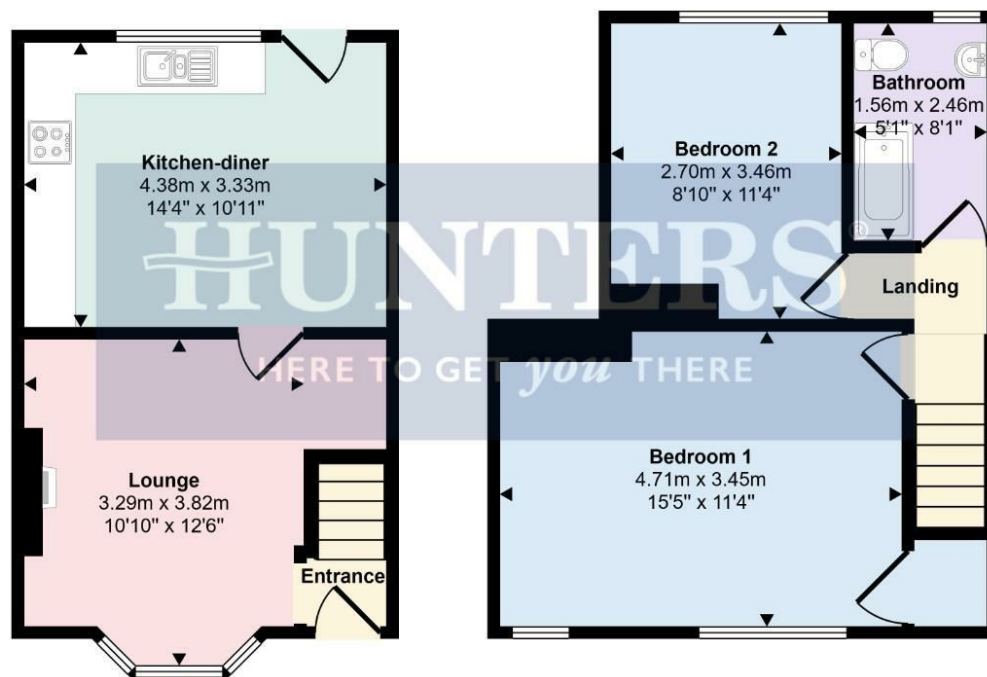








Approx Gross Internal Area  
66 sq m / 706 sq ft



Ground Floor  
Approx 30 sq m / 325 sq ft

First Floor  
Approx 35 sq m / 381 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

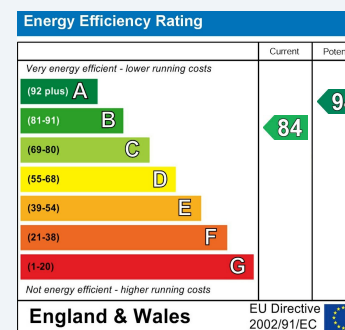
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.