



## Carlton Drive, , Wigston, LE18 1DG

- Three bedrooms
- Gas central heating
- Separate WC upstairs
- Driveway and garage
- Close to town centre
- Open-plan lounge-dining room
- Kitchen with pantry
- Garden to rear
- No Upward Chain
- Ideal first time buyers or family home

**£260,000**



# Carlton Drive, , Wigston, LE18 1DG

## DESCRIPTION

Positioned on the sought-after Carlton Drive in Wigston, this traditional three-bedroom home offers generous and versatile accommodation arranged over two floors. While the property would benefit from some updating and modernisation, it presents an excellent opportunity for buyers to add their own style and create a home tailored to their taste. And is offered to market with no upward chain.

The accommodation begins with an entrance hallway leading into a spacious open-plan lounge and dining room, featuring a fireplace with decorative surround that creates a welcoming focal point. The kitchen is fitted with a range of wall and base units, work surfaces, and a useful pantry, with a double-glazed door providing side access to the garden.

Stairs from the hallway rise to the first-floor landing, giving access to three well-proportioned bedrooms. The family bathroom is fitted with a classic avocado suite, complemented by a separate WC.

Outside, the rear garden offers a pleasant outdoor space with a lawn, decorative stone seating area, patio, and a selection of mature plants and shrubs. To the front, a walled garden leads to a driveway providing ample off-road parking and access to a garage located to the side of the property.

Additional benefits include gas central heating.

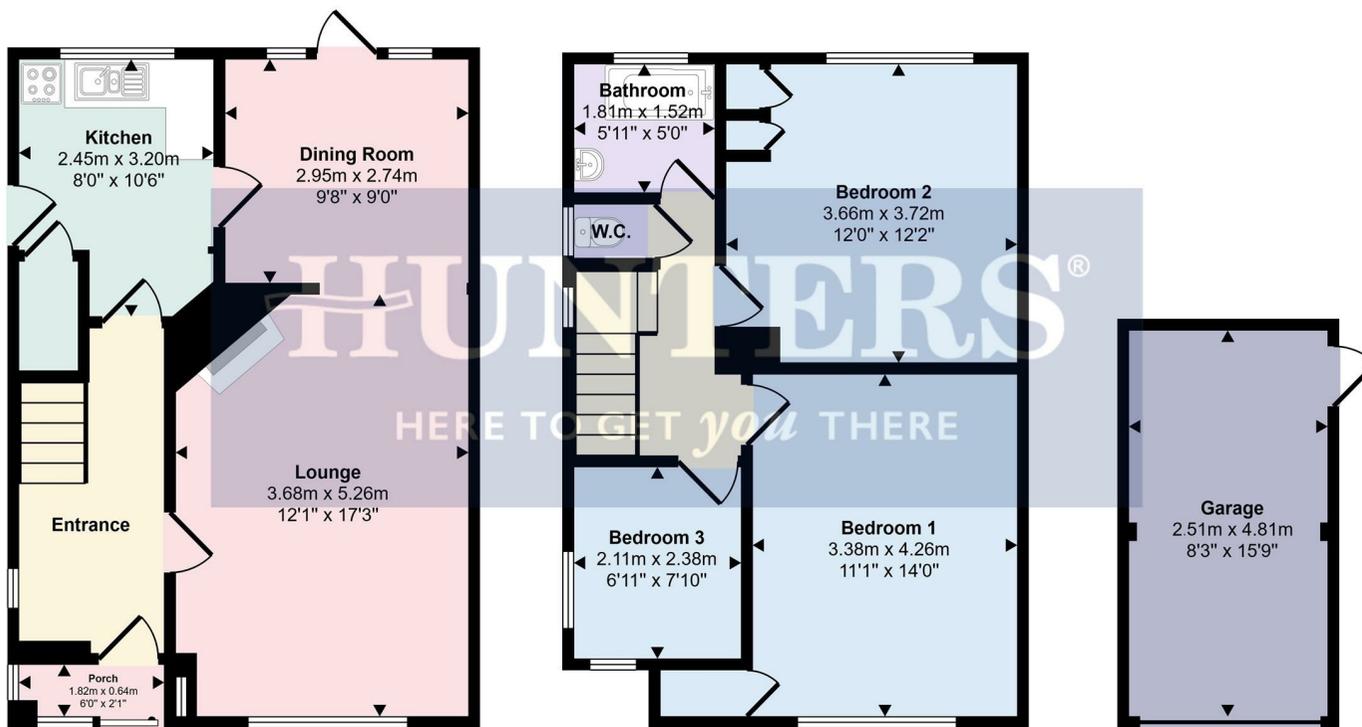
This home is ideal for first-time buyers, families, or those looking for a property with potential in a popular location. Carlton Drive is conveniently situated close to Wigston town centre, local amenities, public transport links, and offers easy access to Leicester city centre, Fosse Park Retail Park, and major motorway connections.

For further information or to arrange a viewing, please contact Hunters Estate Agents Wigston.





Approx Gross Internal Area  
103 sq m / 1105 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

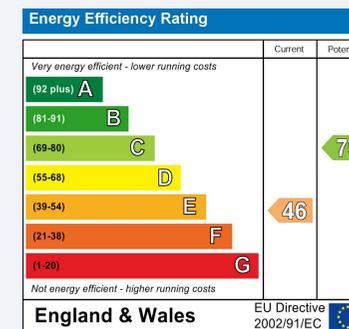
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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