



## CHESHIRE DRIVE, WIGSTON

£1,250

Nestled in the sought-after area of Wigston, this charming three-bedroom semi-detached house is a delightful find for those seeking a modern yet comfortable home. Recently refurbished, the property boasts a large, contemporary lounge that invites relaxation and social gatherings. The recently fitted kitchen comes equipped with modern appliances, making it a joy for any home cook.

The spacious master bedroom offers a serene retreat, while the second bedroom features a large bay window, filling the room with natural light and character. An additional room provides the perfect opportunity for a home office or nursery, catering to the needs of modern family life.

The modern family bathroom is designed with both style and functionality in mind, ensuring a pleasant experience for all. Outside, the property benefits from a good-sized garden at the back, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a garage provides convenient storage or parking options.

This property is perfect for families or professionals looking for a well-appointed home in a desirable location. With its blend of modern amenities and comfortable living spaces, this house is sure to impress. Don't miss the opportunity to make this lovely home your own.

MOORE  
& YORK



| 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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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