



## Roman Hill, Wigston

- Two bedrooms
- Contemporary bathroom suite finished to a high standard
- Double glazing
- Allocated parking available
- Quiet, popular location on the outskirts of town

- Modern fitted kitchen
- Lounge-dining room
- Gas central heating
- Attractive rear garden with lawn, gravel and stepping-stone pathwa
- Presented in ready to move in condition.

**£180,000**

**Tenure: Freehold**

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# Roman Hill, Wigston

## DESCRIPTION

Stylish 2-Bed Home | Allocated Parking | Move-In Ready | Sought-After Location

Perfectly suited to first-time buyers, young families, or savvy investors, this beautifully presented two-bedroom home is ready to move straight into and offers an excellent opportunity in a popular residential area on the outskirts of town.

The property features a bright and spacious lounge-dining room, ideal for both relaxing and entertaining, alongside a modern fitted kitchen designed with both style and practicality in mind. Upstairs, you'll find two well-proportioned bedrooms and a contemporary bathroom suite, all finished to a high standard.

Additional benefits include allocated parking, double glazing, and gas central heating, ensuring comfort and efficiency all year round.

To the rear, a mature, tranquil garden provides a peaceful outdoor retreat, complete with lawn, decorative chipped stone, and stepping-stone pathway—perfect for enjoying warm evenings or low-maintenance outdoor living.

Located in a highly desirable area, offering convenient access to local amenities, transport links, and surrounding countryside.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



Approx Gross Internal Area  
47 sq m / 501 sq ft

Council Tax: B



Ground Floor  
Approx 23 sq m / 250 sq ft

First Floor  
Approx 23 sq m / 251 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.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



## 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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---------------------------------------------|---------|-----------------------------------------------------------------|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) <b>A</b>                          |         | (92 plus) <b>A</b>                                              |         |
| (81-91) <b>B</b>                            |         | (81-91) <b>B</b>                                                |         |
| (69-80) <b>C</b>                            |         | (69-80) <b>C</b>                                                |         |
| (55-68) <b>D</b>                            |         | (55-68) <b>D</b>                                                |         |
| (39-54) <b>E</b>                            |         | (39-54) <b>E</b>                                                |         |
| (21-38) <b>F</b>                            |         | (21-38) <b>F</b>                                                |         |
| (1-20) <b>G</b>                             |         | (1-20) <b>G</b>                                                 |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                             |         | England & Wales                                                 |         |
| EU Directive 2002/91/EC                     |         | 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

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