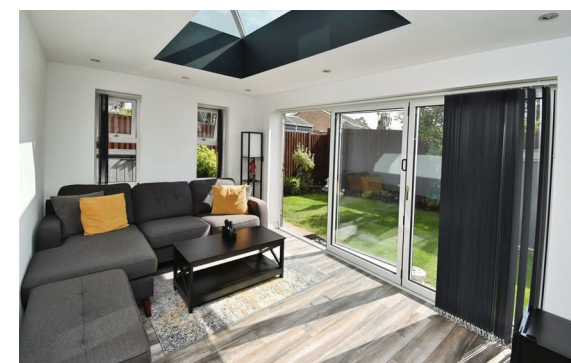




Woburn Close, , Wigston, LE18 3XB

- No upward chain
- Modern kitchen-diner
- Ground floor en-suite bedroom
- Generous Lounge-family room
- Block-paved driveway
- Extended semi-detached home
- Stylish orangery
- Presented in Ready to move into
- Enclosed rear garden
- Sought-after cul-de-sac location

£300,000



Woburn Close, , Wigston, LE18 3XB

DESCRIPTION

No Upward Chain – Extended Four Bedroom Semi-Detached Home – Modern Kitchen-Diner – Orangery – Ground Floor Bedroom with En-Suite – Ready to Move Into

Offered with no upward chain, this beautifully presented and thoughtfully extended four-bedroom semi-detached home combines modern living with versatile accommodation, making it an ideal choice for growing families, multi-generational living or buyers seeking flexible space to suit their lifestyle. Situated in a highly sought-after location, this home is ready to move straight into and enjoy.

The welcoming entrance hall leads to a bright and comfortable lounge, creating the perfect place to relax with family or friends. To the rear, the stylish orangery provides an impressive additional reception room, flooded with natural light and featuring bi-fold doors that open seamlessly onto the enclosed rear garden, creating the ideal setting for entertaining throughout the year.

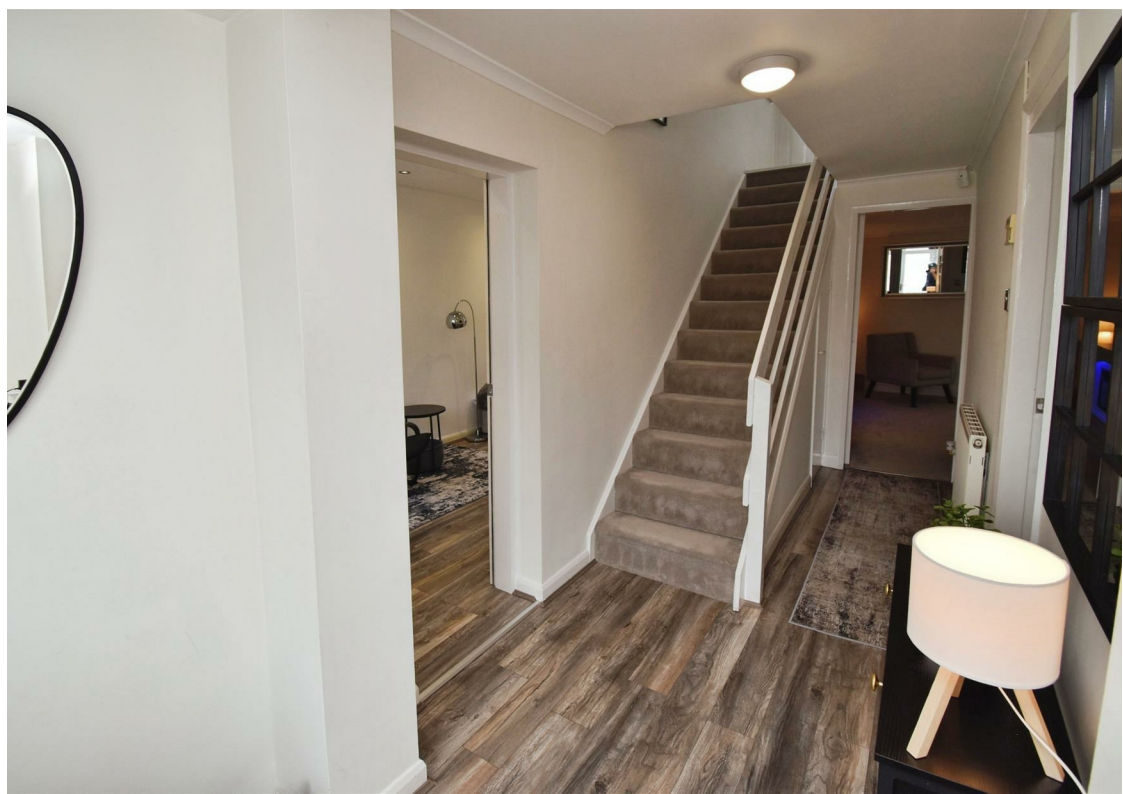
The modern fitted kitchen-diner forms the heart of the home, offering generous worktop space, integrated cooking appliances, ample storage and room for family dining. Also on the ground floor is a superb fourth double bedroom complete with its own private en-suite shower room, ideal for guests, independent teenagers, relatives or those working from home.

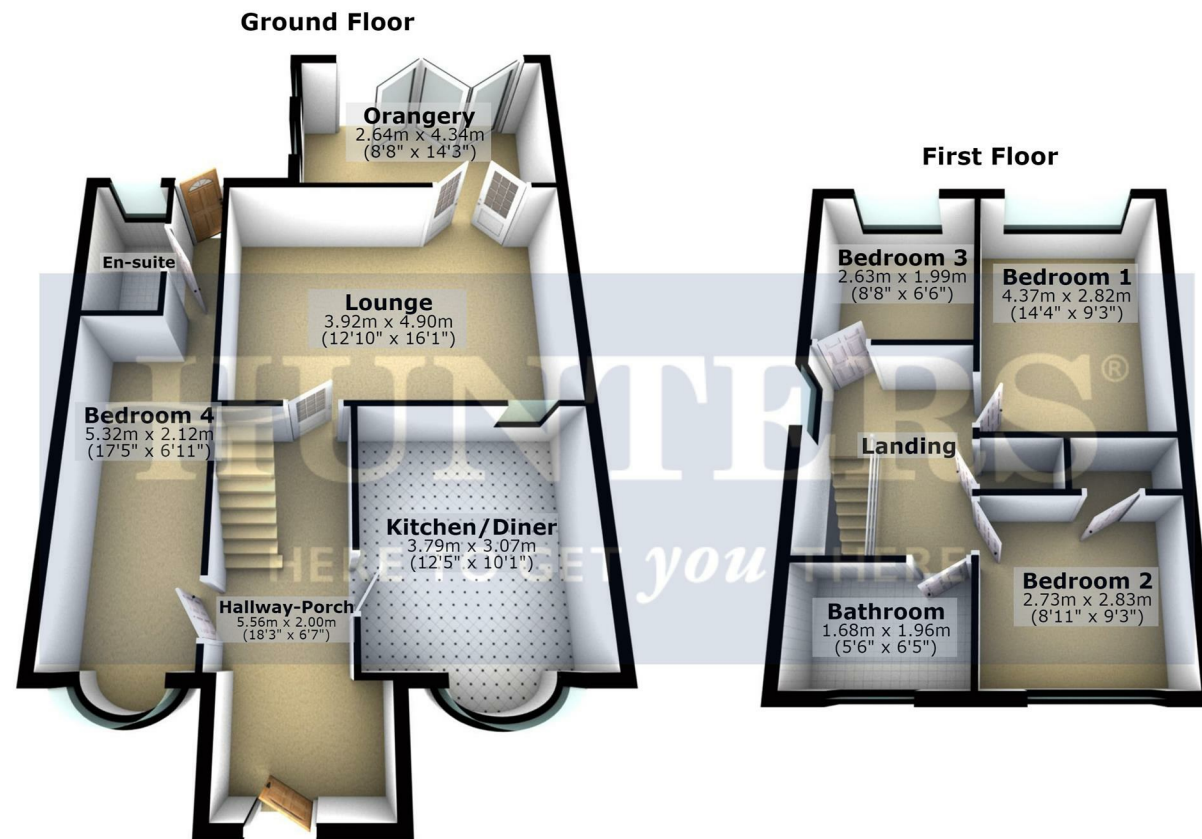
Upstairs, three further well-proportioned bedrooms are complemented by a family bathroom, providing comfortable accommodation for the whole family.

Outside, the enclosed rear garden enjoys a lawn, patio seating area, planted borders and space for a garden shed, offering a safe and private space to relax, entertain or enjoy the warmer months. A block-paved driveway provides convenient off-road parking.

Homes of this quality, in such a desirable location and offered with no upward chain, are always in strong demand. Contact Hunters Wigston today to arrange your accompanied viewing and discover everything this exceptional home has to offer before it's gone.







While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.
Plan produced using PlanUp.

Viewings

Please contact 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.