



## Newgate End , Wigston, LE18 2GG

- Offered to market with No Upward Chain
- Spacious Lounge
- Character Property
- Enclosed well established garden
- 360 Virtual Tour
- Character Detached home
- Open plan fitted Kitchen-diner
- Family Bathroom with Separate Shower
- Cul-de-Sac location
- Great access to local Shopping, Schools and Amenities

**£270,000**



# Newgate End, , Wigston, LE18 2GG

## DESCRIPTION

Welcome to this charming three-bedroom detached home located in the heart of Wigston. This delightful property is ideally situated close to local shopping, schools, and various amenities, making it perfect for families and professionals alike.

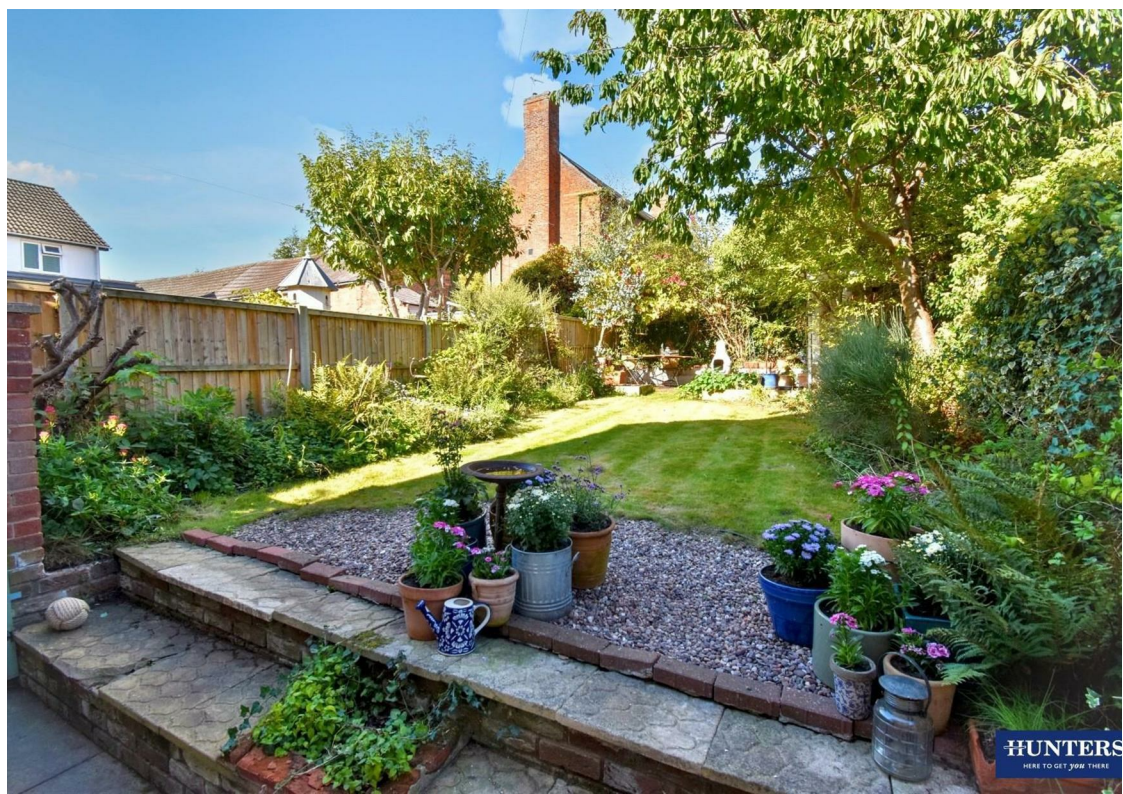
As you enter, you are greeted by a spacious open-plan bay-fronted lounge, complete with a cosy open fireplace, creating a warm and inviting atmosphere. This area seamlessly flows into a modern fitted kitchen-dining room, which features doors that open out to a well-stocked garden, perfect for enjoying the outdoors or entertaining guests.

The thoughtful design continues with a convenient cupboard under the stairs, which has been cleverly adapted to house a washing machine and tumble dryer, maximising space and functionality. Ascending the stairs from the hallway, you will find a first-floor landing that provides access to three well-proportioned bedrooms. The bathroom is equipped with a bath and a shower cubicle, while there is an additional separate WC for added privacy.

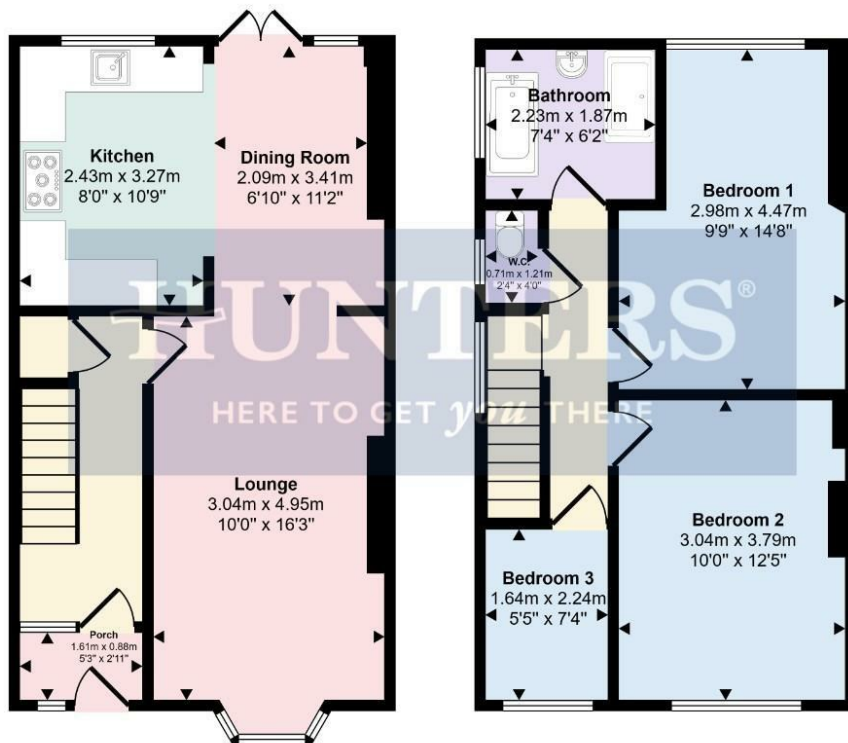
This property boasts a well-kept garden, adorned with various plants and shrubs, alongside a lovely lawn area, offering a tranquil retreat. With gas central heating, this home ensures comfort during the colder months.

Importantly, there is no upward chain, allowing for a smooth and straightforward purchase process. Contact your local Hunters estate agents in Wigston to arrange a viewing and experience the charm and character of this cosy home for yourself.





Approx Gross Internal Area  
82 sq m / 880 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

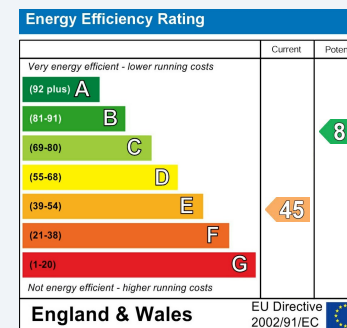
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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