



## Ridgway Road, , Leicester, LE2 3LH

- Three well-appointed bedrooms
- Open-plan lounge-dining room
- Downstairs WC
- Highly sought after location
- Gas central heating
- Modern family bathroom
- Garden with patio BBQ area
- Generous driveway and garage
- Ready to move in condition
- Double glazing

**£465,000**



# Ridgway Road, , Leicester, LE2 3LH

## DESCRIPTION

Nestled in the highly sought-after area of Ridgway Road, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-appointed bedrooms, this property is ideal for families or those seeking extra space. The modern family bathroom is designed with contemporary fittings, ensuring a pleasant experience for all.

The heart of the home is the open-plan lounge-dining room, which is both spacious and inviting. A door leads directly to the garden, creating a seamless flow between indoor and outdoor living. The fitted kitchen diner, with delightful views over the garden, enhances the appeal of this home, making it a perfect spot for family meals and entertaining guests. The garden itself is predominantly lawned, providing a lovely area for children to play or for hosting summer barbecues on the paved seating area.

Additional features include a downstairs WC, a generous driveway, and a garage, offering ample parking and storage solutions. The property is presented in a ready-to-move-in condition, making it an attractive option for those eager to settle in without delay. There is also scope to extend, allowing for future enhancements to suit your needs.

The location is particularly advantageous, with local shops, schools, and parks all within easy reach. Excellent road links to the city make commuting a breeze, while the vibrant Queens Road, known for its bars, shopping, and restaurants, is just a short distance away. Furthermore, convenient access to local motorways and the A6 ensures that you are well-connected to the wider region.

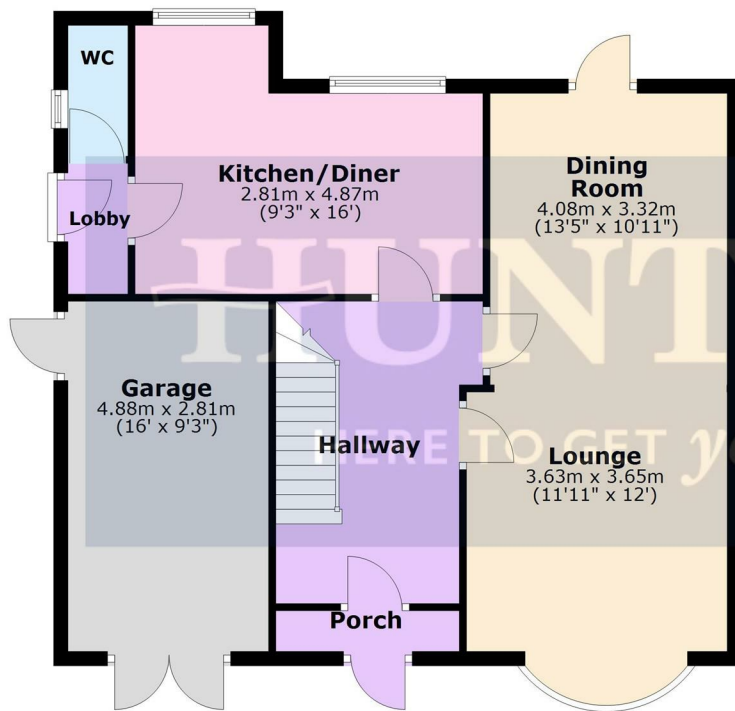
With gas central heating and double glazing throughout, this property combines modern living with practicality. Don't miss the opportunity to make this delightful house your new home.

To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.

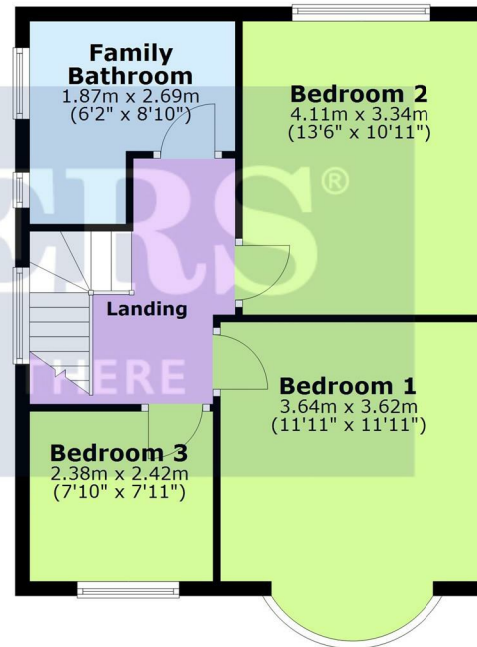




## Ground Floor



## First Floor



Total area: approx. 124.4 sq. metres (1339.2 sq. feet)

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 give. Plan produced using PlanUp.  
Plan produced using PlanUp.

### Viewings

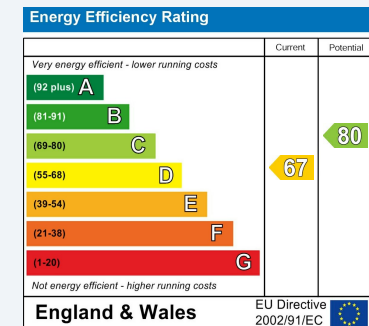
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.