



Penney Close, Wigston

- One-double bedroom home
- New carpets
- Fitted kitchen
- Modern bathroom with shower
- Residents parking available
- Recently redecorated interiors
- Spacious living room
- Double bedroom with wardrobes
- Private enclosed garden
- Close to town centre amenities and shopping

£850 Per Month

Tenure:

HUNTERS®
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Penney Close, Wigston

DESCRIPTION

Available Now To Let – One Bedroom Semi-Detached Home – Recently Redecorated – New Carpets – Private Garden – Residents Parking

Beautifully presented and available immediately, this attractive one-bedroom semi-detached home offers comfortable, low-maintenance living in a convenient location close to town centre amenities. Recently redecorated throughout and benefiting from new carpets, the property is ready for its next tenant to simply move in and start enjoying.

The welcoming porch provides a practical entrance to the home, leading into a spacious living room filled with natural light and offering plenty of space to relax, entertain, or unwind after a busy day. The fitted kitchen is thoughtfully arranged with ample storage and workspace, creating a practical environment for everyday cooking and dining.

Upstairs, the generous double bedroom provides a peaceful retreat, complete with fitted wardrobes and additional storage to help keep the space organised and clutter-free. The modern bathroom suite features a shower over the bath, combining style and functionality for everyday convenience.

Outside, the enclosed garden offers a private outdoor space to enjoy a morning coffee, relax in the sunshine, or spend time with friends and family. Covered side storage provides valuable additional space for bikes, gardening equipment, or household items, while residents parking adds further convenience.

Further benefits include electric heating and double glazing.

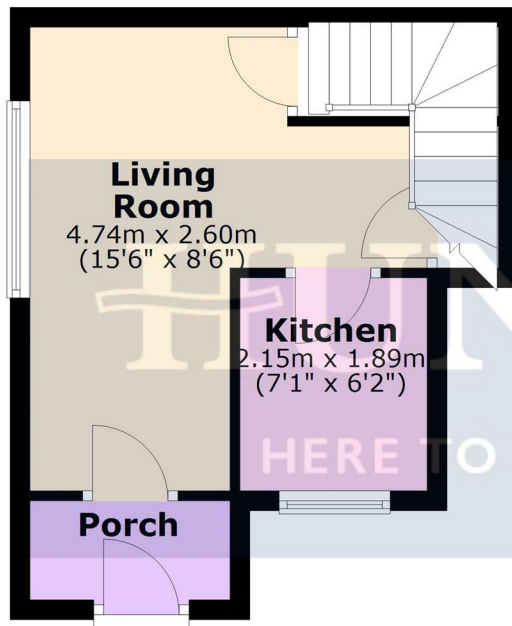
Ideally positioned close to town centre shopping, supermarkets, local amenities, and public transport links, the property offers an excellent balance of comfort, convenience, and practicality.

Homes presented to this standard are always in demand. Contact Hunters Wigston today to arrange your viewing and secure this fantastic rental opportunity before it's gone.

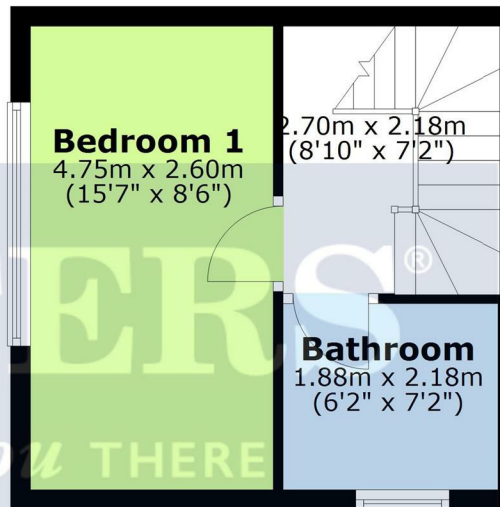


Council Tax: A

Ground Floor



First Floor



Total area: approx. 46.0 sq. metres (495.1 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 given.

Plan produced using PlanUp.

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Viewing

Please contact our Hunters Wigston Lettings 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 ₂) Rating		
		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			90	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E		46		
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
		EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC		

		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
		EU Directive 2002/91/EC		
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

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