



## Fairfield Street, , Wigston, LE18 4SL

- AVAILABLE NOW
- DINING ROOM
- TWO BEDROOMS
- ENCLOSED GARDEM
- EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS
- BAY FRONTED LIVING ROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIEIS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**£995 Per Month**





# Fairfield Street, , Wigston, LE18 4SL

## DESCRIPTION

Nestled on Fairfield Street in Wigston, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families or professionals seeking a cosy home.

Upon entering, you are greeted by a bay fronted living room that exudes warmth and character, providing a lovely space to relax or entertain guests. Adjacent to this, a separate dining room offers an inviting area for family meals or gatherings. The fitted galley-style kitchen is both practical and stylish, equipped with everything you need for culinary adventures.

The property boasts a modern three-piece bathroom suite, complete with a shower over the bath, ensuring both functionality and comfort.

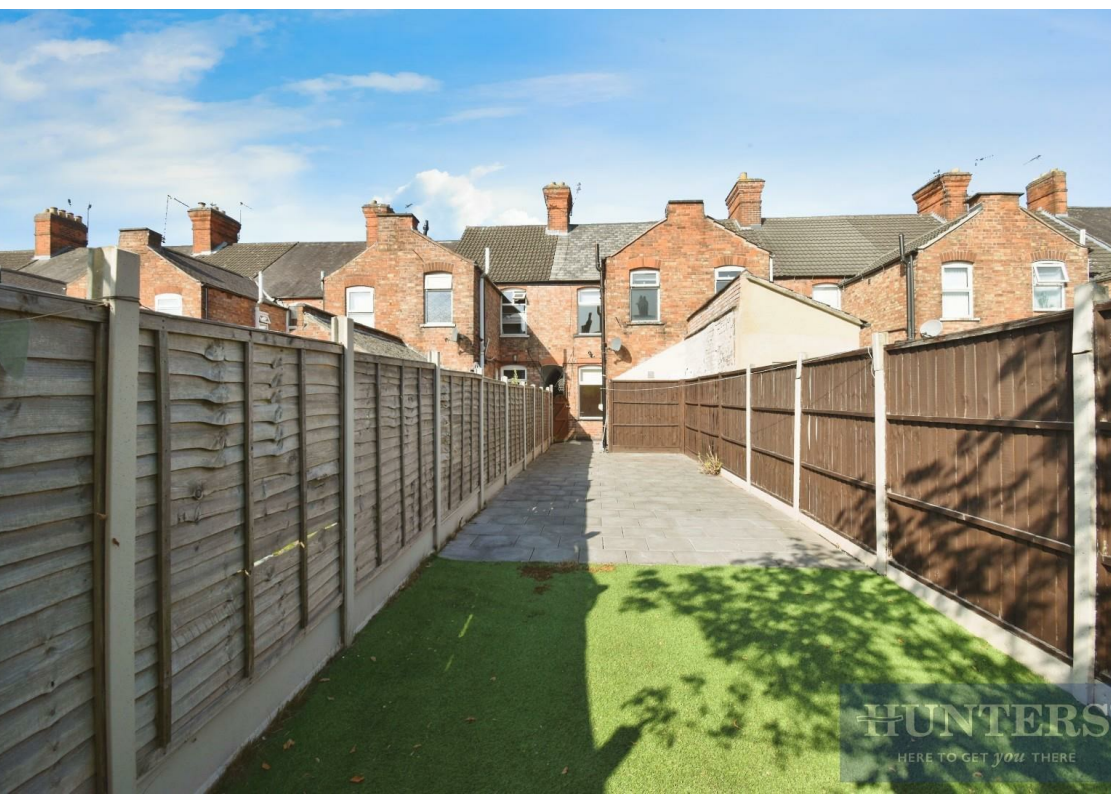
Outside, the enclosed garden is a standout feature, designed for ease of maintenance with patio paving and an artificial lawn, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

Additional benefits include double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. The location is superb, with excellent road and public transport links providing easy access to the city. Local shops, supermarkets, schools, and various amenities are all within close proximity, making daily life convenient and enjoyable.

Contact Your local Hunters estate agents Wigston to find out more and arrange your viewing.





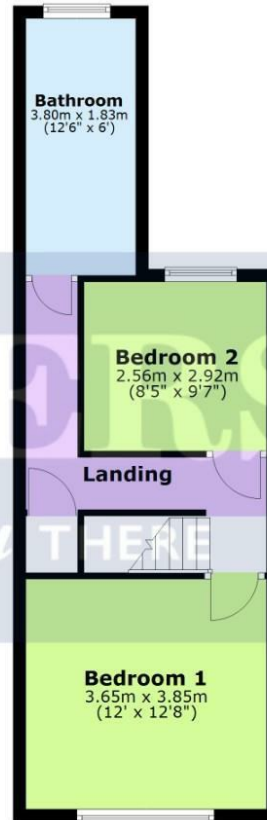




## Ground Floor



## First Floor



Total area: approx. 75.0 sq. metres (807.5 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.

Plan produced using PlanUp.

## Viewings

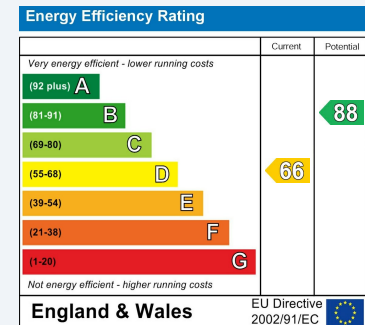
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.