



Primrose Wray Road, Wigston

- 3 spacious bedrooms
- Bright, welcoming lounge
- Sought-after location
- Gas central heating
- Available to rent now
- Modern open-plan kitchen
- Off-road parking available
- Easy city access
- Double glazing throughout
- Viewing recommended

£1,400 Per Month

Tenure:

HUNTERS®
HERE TO GET *you* THERE

Primrose Wray Road, Winston

DESCRIPTION

Available Now To Let – Modern Three Bedroom Home – Open Plan Kitchen-Diner – Off Road Parking – Sought After Location

Available immediately, this beautifully presented modern home offers stylish and comfortable living in a highly desirable location, making it an ideal choice for professionals, couples, or families looking for a property they can move straight into and enjoy.

The heart of the home is the impressive open plan kitchen-diner, thoughtfully designed for modern lifestyles. Featuring contemporary cabinetry, integrated appliances, and ample workspace, it provides the perfect setting for everyday living, family meals, and entertaining. French doors open directly onto the rear garden, allowing natural light to pour into the room and creating a seamless connection between indoor and outdoor living.

To the front of the property, the lounge offers a warm and welcoming retreat, with a window flooding the room with natural light and creating a relaxing environment to unwind at the end of the day. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the principal bedroom benefits from fitted storage and a stylish en-suite shower room, providing a private and comfortable space to relax. Two further bedrooms offer flexibility for family living, guests, or home working, while the modern family bathroom serves the remaining accommodation.

Outside, the enclosed rear garden provides a private outdoor space with lawn and patio areas, ideal for enjoying warmer days, entertaining friends, or simply relaxing in the fresh air. The property also benefits from off-road parking for added convenience.

Further features include gas central heating and double glazing.

Perfectly positioned for access to local amenities, the town centre, schools, and everyday conveniences, the property also enjoys excellent road and transport links to the city and nearby motorway networks, making commuting simple and convenient.

Contact Hunters today!



Ground Floor



First Floor



Total area: approx. 77.7 sq. metres (836.5 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.

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>



Council Tax: C

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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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