



Burleigh Avenue, Wigston

- Available Now
- Living room
- Fitted Kitchen
- Enclosed garden and patio
- Family bathroom
- Four Bedrooms
- Dining room
- Study/Office
- Off road parking

£1,050 Per Month

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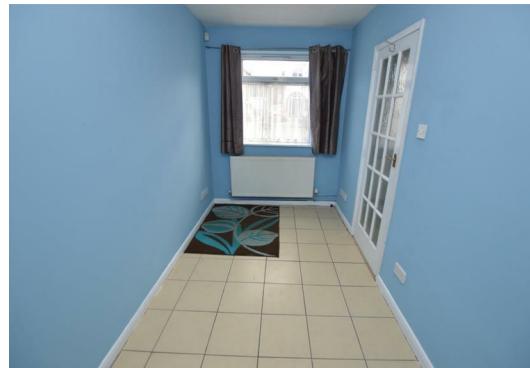
Burleigh Avenue, Wigston

DESCRIPTION

Situated within the heart of Wigston and conveniently located for access to local shops, schools and amenities is this extended semi-detached home that boasts four good size bedrooms, a living room, a dining room with opening to the kitchen, a family bathroom and a study/office which could be utilised as an additional bedrooms.

Outside the rear garden has a lawn with two generous patio seating areas, whilst the front walled driveway, provides the off road parking spaces for the property.

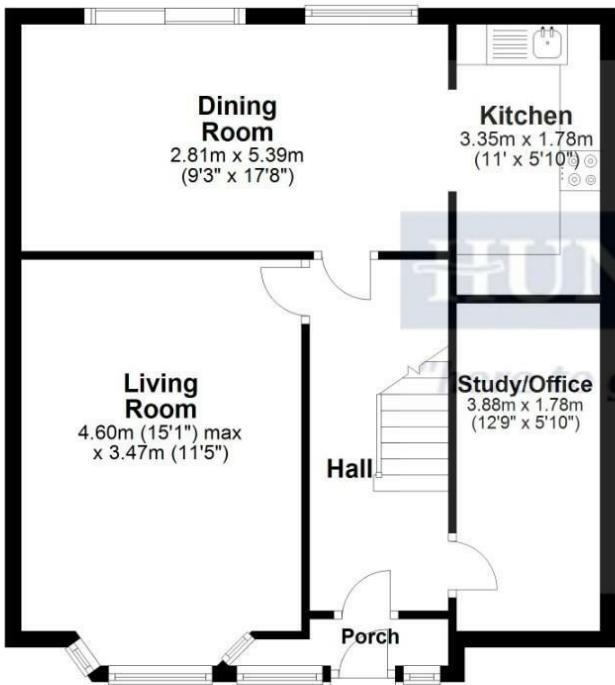
The home is available now and to find out more and to arrange your viewing, call your local Hunters estate agents on 01163660660.





Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown 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>



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
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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