



Countesthorpe Road, Wigston

- AVAILABLE NOW TO LET
- LOUNGE AND SEPARATE DINING ROOM
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

- RECENTLY REFURBISHED HOME
- MODERN FITTED KITCHEN
- GARDEN WITH PATIO
- MODERN BATHROOM WITH SHOWER
- LOCAL SHOPS, SCHOOLS AND COUNTRYSIDE

£995 Per Month

Tenure:

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

This delightful mid-terrace house is now available for rent. Recently refurbished, this property boasts a generous 936 square feet of living space, making it an ideal home for individuals or small families.

Upon entering, you are welcomed into a spacious lounge that seamlessly opens into the dining room, creating a perfect flow for entertaining or relaxing. The modern fitted kitchen is a highlight, complete with a utility room at the rear, providing ample storage and functionality. A door from the kitchen leads you to the garden, with various plants and shrubs, and featuring patio paving that offers a great outdoor space for enjoying the fresh air.

The first floor comprises two well-proportioned double bedrooms, ensuring comfort and privacy. Additionally, the modern re-fitted three-piece bathroom suite includes a shower over the bath, catering to all your bathing needs.

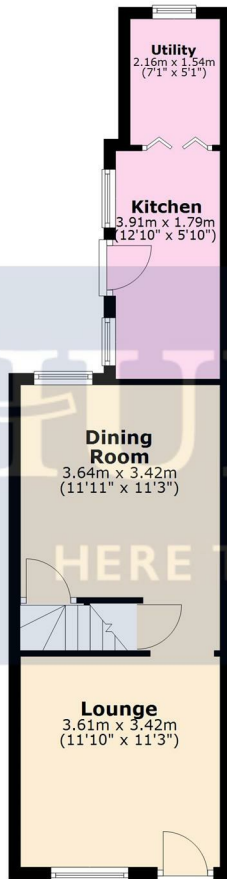
This property is ideally situated, with local shopping, schools, and amenities just a stone's throw away. Excellent road and public transport links provide easy access to the city and nearby motorways, making commuting a breeze. For those who appreciate the outdoors, the local countryside walks are practically on your doorstep, offering a perfect escape into nature.

With gas central heating and double glazing throughout, this home is both cosy and energy-efficient. Don't miss the opportunity to make this charming property your new home.

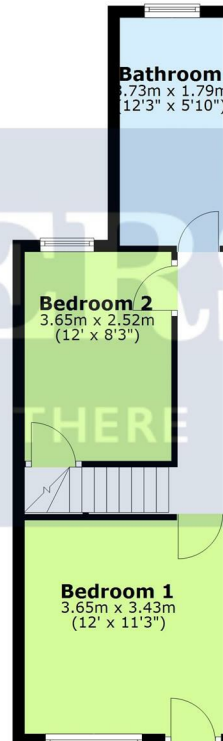
To find out more contact your local Hunters estate agents Wigston.



Ground Floor



First Floor



Total area: approx. 74.2 sq. metres (798.3 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: A

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			(92 plus) A		
(81-91) B			(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	86	England & Wales	EU Directive 2002/91/EC	65

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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