



## Primrose Wray Road, Wigston

- Three bedroom Detached Modern Home
- Family bathroom and En-suite to Bedroom 1
- Available now
- Double Glazing
- Popular residential location

- Open Plan Kitchen-diner
- Living room
- Gas Central Heating
- Presented in immaculate condition
- Garage and Driveway

**£1,500 Per Calendar Month**

**Tenure:**

**HUNTERS<sup>®</sup>**  
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# Primrose Wray Road, Winston

## DESCRIPTION

Available now and presented in ready-to-move-in condition, this modern detached three-bedroom family or executive-style home offers stylish living in a highly popular location.

The property features a spacious living room and a contemporary open-plan kitchen-diner, complete with modern fitted units and French doors that open directly onto the beautifully lawned rear garden—perfect for entertaining or relaxed family time.

Upstairs, you'll find three well-proportioned bedrooms, including a generous Bedroom 1 with its own private en-suite shower room, complemented by a sleek and modern family bathroom.

Additional benefits include gas central heating, double glazing throughout, and excellent storage options. Outside, the home provides a driveway and a single garage for secure parking.

A superb opportunity to rent a high-quality home in a sought-after area—early viewing is recommended.

To find out more and arrange your viewing, contact your local Hunters estate agents Winston.





Council Tax: E

## 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Ground Floor

First Floor



Total area: approx. 82.3 sq. metres (885.5 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>



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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