





### 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.

Available Immediately

Two double bedroom mid-terraced home, situated close by to the area's local schools, parks, swimming pool, shops and amenities with good public transport links to Leicester and Wigston.

This home comprises of two double bedrooms, living room, kitchen-diner and bathroom room with three piece suite and shower over bath..

The property benefits from UPVC double glazing, gas central heating and off road parking.

Call your local Hunters estate agents Wigston on 01163 660 660 to arrange your viewing..

LIVING ROOM



Double glazed window, radiator.

BEDROOM 1



Double glazed window, radiator.

GARDEN



Lawn with patio seating area, storage cupboard.

KITCHEN-DINER



Double glazed window, integrated oven and hob with extractor over, wall and base units, work surfaces, plumbing for washing machine, sink unit, storage cupboards, radiator.

BEDROOM 2

Double glazed window, radiator.

BATHROOM



Double glazed window, bath with shower over, wash hand basin, low level w.c., heated towel rail.

Material Information - Wigston

Tenure Type; Freehold

Council Tax Banding; A

EPC rating D

## Ground Floor



## First Floor



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.

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.

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**HUNTERS**  
HERE TO GET *you* THERE