



Shipp's Way, Wigston

- Three well appointed bedrooms
- Lounge with garden access
- Air conditioning in bedroom
- Ideal Family home
- Modern Detached Home
- Modern open-plan kitchen
- Ensuite in master bedroom
- Downstairs WC
- Detached garage and ample off-road parking
- Sought after location

£1,500 Per Month

Tenure:

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DESCRIPTION

This delightful three-bedroom detached house, built in 2021, offers a modern living experience in a desirable residential area of Wigston.

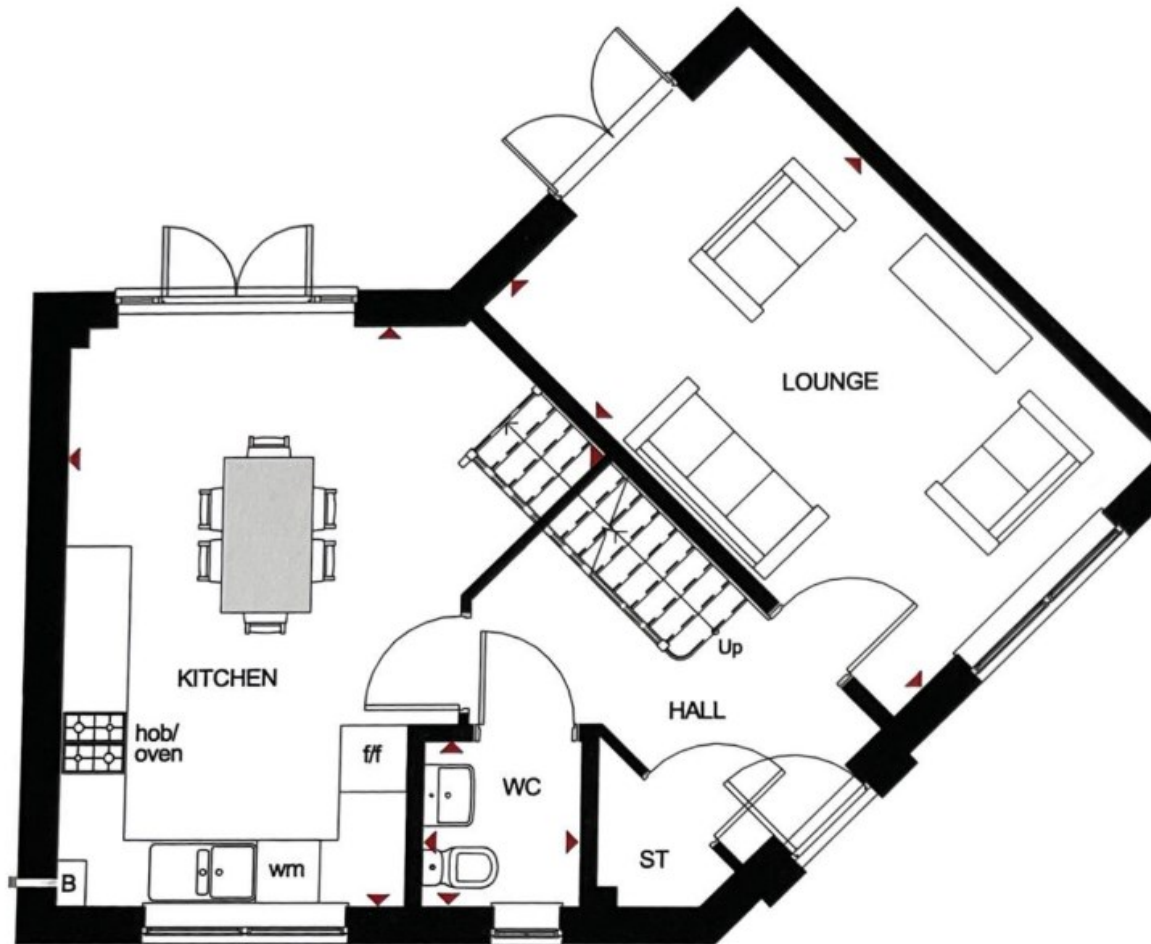
Upon entering, you are welcomed into a spacious lounge, where double-glazed doors open directly to the garden, allowing for an abundance of natural light. The open-plan kitchen-diner is a highlight of the home, featuring contemporary fittings and also providing access to the garden through double-glazed doors, making it perfect for entertaining or family gatherings. A convenient downstairs WC completes the ground floor layout.

As you ascend the stairs to the first floor, you will find three well-proportioned bedrooms, each designed to offer a peaceful retreat. The master bedroom is particularly impressive, boasting its own private ensuite shower room and the added luxury of air conditioning. The family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the rear garden is predominantly laid to grass, complemented by patio paving, creating an ideal space for outdoor relaxation or play. Additionally, the property features a detached garage and ample off-road parking, catering to the needs of a busy family.

This modern home is perfect for those seeking a blend of comfort and convenience in Wigston. To experience this property for yourself, please contact your local Hunters estate agents in Wigston to arrange a viewing. Please note, the property is available to rent part furnished.





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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	94	(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		England & Wales	
EU Directive 2002/91/EC		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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