



## Carlton Drive, , Wigston, LE18 1DF

- No upward chain, move in ready
- Detached family home
- Scope to extend (STPP)
- Bay-fronted lounge-dining room
- Close to schools, amenities and shops
- Three bedrooms
- Garage and driveway parking
- Generous mature garden
- Sought after location
- Viewing Highly recommended

**£335,000**



# Carlton Drive, , Wigston, LE18 1DF

## DESCRIPTION

No Upward Chain – Three Bedroom Detached Family Home – Garage & Driveway – Scope to Extend (STPP) – Generous Mature Garden – Fantastic Potential

NO UPWARD CHAIN – THREE BEDROOM DETACHED HOME WITH GARAGE, DRIVEWAY AND SCOPE TO EXTEND (STPP). Offering excellent potential to modernise, improve and create a home tailored to your own style, this spacious family property also benefits from a generous mature garden and a convenient location for schools, shops and transport links.

Step inside to a bright bay-fronted lounge, where a traditional fireplace creates a welcoming focal point. The room flows naturally into the dining area, creating a sociable open-plan space for relaxing, family meals and entertaining. Sliding doors open directly onto the garden, making outdoor dining easy during the warmer months.

The fitted kitchen provides good storage and workspace, with views over the garden and access through the rear lobby to outside. While some updating would enhance the property, it provides an exciting opportunity to personalise at your own pace.

Upstairs are two generous double bedrooms, including one with fitted wardrobes, plus a third bedroom ideal for a child, guest room or home office. A family bathroom completes the accommodation.

Outside, the mature enclosed rear garden offers a generous lawn, established planting and patio. To the front, a driveway leads to the attached garage, providing valuable parking and storage.

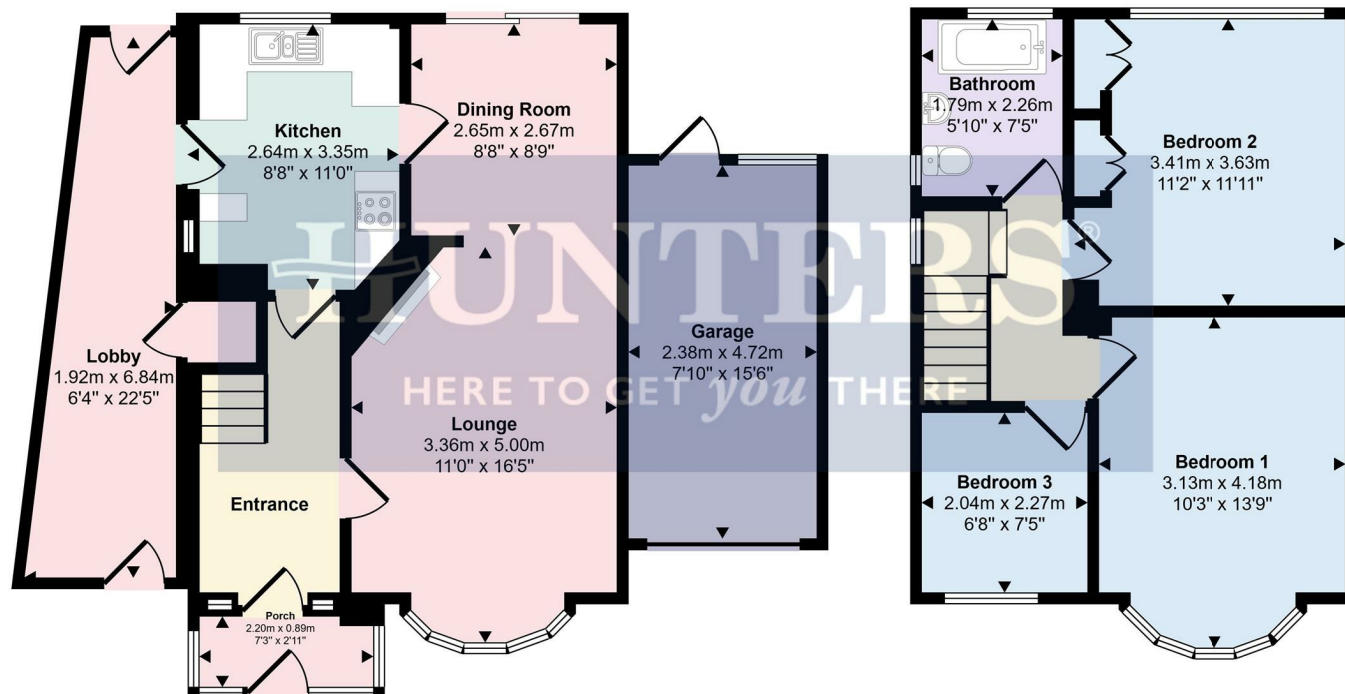
Further benefits include gas central heating and double glazing, with local shops, schools and public transport nearby and convenient road links towards Leicester, Fosse Park and the motorway network.

A detached family home with space, potential and no upward chain – contact your local Hunters estate agents today to arrange your viewing.





Approx Gross Internal Area  
105 sq m / 1134 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.