



## Wicklow Drive, , Leicester, LE5 4RB

- Three Bedroom Townhouse
- Kitchen
- Off Road parking
- Next to Humberstone Park and nearby to the General Hospital
- Local Shops, Schools and Amentities
- Open Plan Lounge-Dining room
- Family Bathroom
- Enclosed Terraced garden
- Excellent Road and Public transport links to the city
- Ideal First Time Buyers or Families

**Offers Over £260,000**



# Wicklow Drive, , Leicester, LE5 4RB

## DESCRIPTION

Nestled on Wicklow Drive in Leicester, this charming three-bedroom townhouse presents an excellent opportunity for first-time buyers, families, and savvy investors alike. Ideally situated, the property offers convenient access to the city centre, The General Hospital, local shops, and schools, making it a prime location for those seeking both comfort and convenience.

Upon entering through porch, you are welcomed into a spacious hallway that leads to an open-plan lounge-dining room and kitchen, perfect for entertaining or family gatherings. Ascending the stairs to the first floor, you will discover three well-proportioned bedrooms, complemented by a family bathroom featuring a shower over the bath.

The front of the property boasts a gated garden that provides an off-road parking space, ensuring ease of access. At the rear, the terraced garden is a delightful outdoor space, featuring a raised decking area ideal for al fresco dining, along with steps leading down to a well-maintained lawn and a paved patio seating area, perfect for enjoying sunny afternoons.

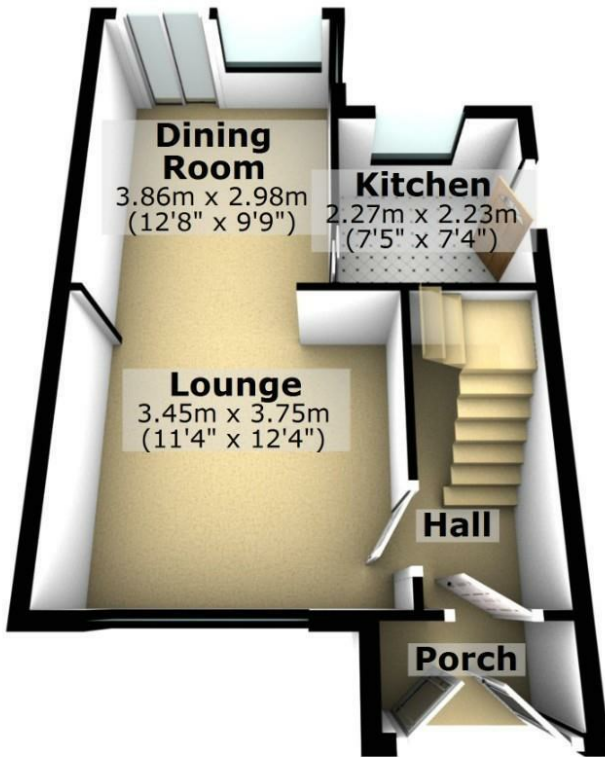
Backing onto Humberston Recreational Park, this home offers a tranquil setting while still being well-connected. Excellent road and public transport links ensure easy travel to the city and surrounding areas, enhancing the appeal of this lovely townhouse.

For those interested in viewing this delightful property, please do not hesitate to contact your local Hunters estate agents in Wigston today. This is a wonderful opportunity not to be missed.

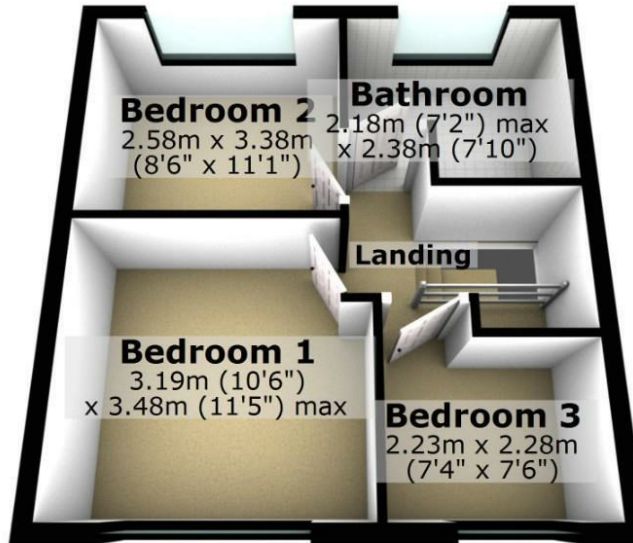




## Ground Floor



## First Floor



### Viewings

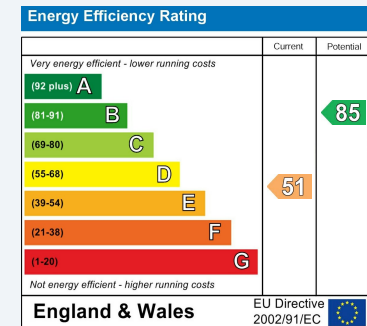
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.