







Foston Gate, , Wigston, LE18 3SS

- Ideal for first-time buyers
- Set back from main road
- Open-plan lounge-dining area
- Two bedrooms
- Landscaped rear garden and parking to the rear
- Great investment opportunity
- Entrance porch and hallway
- Modern fitted kitchen
- Three-piece bathroom suite
- No upward chain

£200,000

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DESCRIPTION

Nestled within Foston Gate, this delightful townhouse presents an excellent opportunity for first-time buyers or those seeking a sound financial investment for rental purposes. Set back from the main road, the property offers a sense of tranquillity while remaining conveniently close to local amenities.

Upon entering, you are welcomed by an entrance porch leading into a hallway. The open-plan lounge-dining room is perfect for both relaxation and entertaining, seamlessly connecting to a modern fitted kitchen. This well-appointed kitchen features an array of wall and base units, ample work surfaces, and is equipped with an integrated oven and a gas hob, complete with an extractor fan over.

Ascending the staircase from the hallway, you will find two comfortable bedrooms, ideal for restful nights. The first floor also houses a stylish three-piece bathroom suite, which includes a shower over the bath, catering to all your bathing needs.

The outdoor space is equally impressive, with a beautifully landscaped rear garden that boasts a patio paved seating area, perfect for al fresco dining or enjoying a quiet moment outdoors. A step down leads to an artificial lawn, providing a low-maintenance yet attractive garden space. Gated access at the rear of the garden conveniently opens to the property's parking spaces.

This property is being sold with no upward chain, making it an even more appealing prospect. We invite you to contact your local Hunters estate agents in Wigston to arrange an early viewing of this charming townhouse. Don't miss out on the chance to make this lovely home your own.









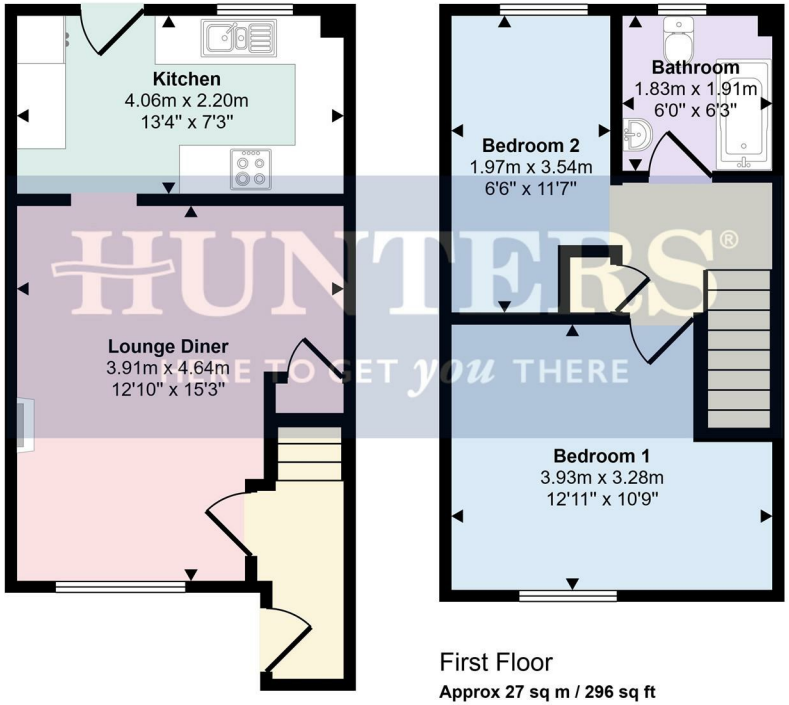

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Approx Gross Internal Area
57 sq m / 612 sq ft



First Floor
Approx 27 sq m / 296 sq ft

Ground Floor
Approx 29 sq m / 316 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

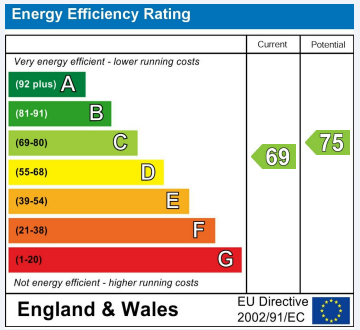
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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