



Clayhill Field

Wigston, LE18 3US

Offers In The Region Of £430,000



Situated in the charming area of Clayhill Field, Wigston, this detached house offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 1,227 square feet, providing ample space for growing families.

The house features four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. The additional two bathrooms cater to the needs of a busy household, making morning routines a breeze. The heart of the home is a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family.

Practicality is at the forefront of this property, with a dedicated boot room and a wet room, perfect for those muddy boots after a day outdoors. The property also boasts a driveway and garage, providing parking for up to four vehicles, a rare find in today's market.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a spacious retreat, this delightful house in Wigston is sure to impress. Don't miss



Entrance Hall
 Boot room 9'6" x 6'7" (2.90m x 2.01m)
 Wet room 7'5" x 3'5" (2.26m x 1.04m)
 Downstairs toilet 2'8" x 5'5" (0.81m x 1.65m)
 Kitchen Diner 15 x 15'3" (4.57m x 4.65m)
 Garden room 11'6" x 8'4" (3.51m x 2.54m)
 Lounge 9'11" x 16'9" (3.02m x 5.11m)
 Landing
 Bedroom One 15'0" x 9'11" (4.57m x 3.02m)
 Ensuite 3'9" x 6'9" (1.14m x 2.06m)
 Bedroom Two 12'8" x 8'5" (3.86m x 2.57m)
 Bedroom Three 9'11" x 8'11" (3.02m x 2.72m)
 Bedroom Four 6'11" x 9'11" (2.11m x 3.02m)
 Bathroom
 Garage
 Bathroom 5'5" x 6'8" (1.65m x 2.03m)
 Outside

Material Information - Wigston
 Verified Material Information

Council Tax band: E
 Tenure: Freehold
 Property type: House
 Property construction: Standard construction
 Energy Performance rating: B
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - OK, EE - Great
 Parking: Garage, Driveway, and Off Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No

Accessibility and adaptations: Ramped access, Wide doorways, Level access shower, and Lateral living
 Coal mining area: No
 Non-coal mining area: No

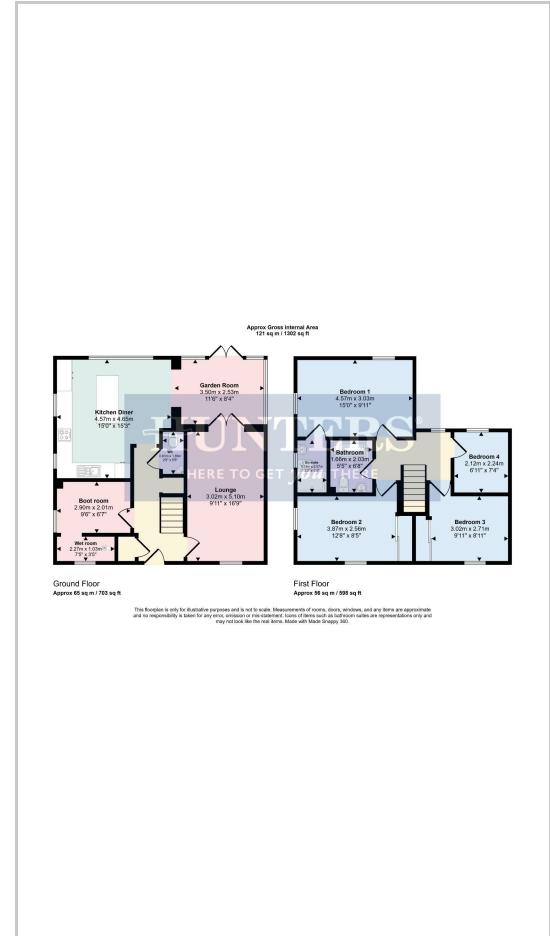
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

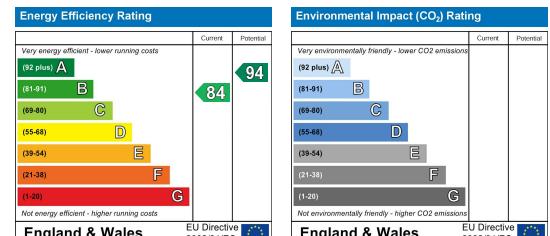
Area Map



Floor Plans



Energy Efficiency Graph



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.