



## Shenley Road, , Wigston, LE18 3QL

- Three well-appointed bedrooms
- Spacious living room
- Bi-fold doors to garden
- Driveway and garage
- Detached house in Wigston
- Modern shower room
- Bespoke open plan kitchen-diner
- Lawned garden with decking
- Gas central heating and Double glazing
- Nearby to local schools, town centres, Leisure facilities and parks

**Offers In The Region Of £410,000**



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Welcome to this beautifully presented and thoughtfully extended detached home, superbly positioned on the highly sought-after Shenley Road in Wigston. Nestled between the vibrant town centres of Oadby and Wigston, this impressive property offers the perfect balance of tranquillity and convenience. With excellent local schools, parks, leisure facilities, and fantastic road links into the city, it's an exceptional choice for families and professionals alike.

Upon entering, you are welcomed into a generous and inviting living room, designed to provide a warm and relaxing atmosphere. Moving through the hallway, you'll discover a highly practical utility room, perfectly placed between the hallway and the kitchen—ideal for laundry, storage, and day-to-day organisation.



The hub of the home is the stunning bespoke modern kitchen-diner. Complete with a striking feature island, this space has been crafted with both style and functionality in mind, making it perfect for hosting and entertaining. Bi-fold doors open effortlessly onto the rear garden, creating a seamless indoor-outdoor experience and offering the ideal backdrop for family gatherings or summer celebrations.

The garden is a true sanctuary, featuring a beautifully kept lawn, a raised decking area for al-fresco dining, and mature shrub and plant borders that enhance its charm and privacy. Additional benefits include a driveway and garage—currently used as a workshop—as well as a separate outside store that could easily function as supplementary utility space.



Upstairs, you will find three tastefully decorated bedrooms, each offering comfort and tranquillity, along with a sleek and contemporary shower room designed with modern living in mind.

This exceptional property combines style, comfort, and practicality in a prime location. Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

To find out more contact your local Hunters estate agents Wigston today!



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Hallway  
6'0" x 11'0"

Kitchen-diner  
17'10" x 19'5"

Lounge  
11'4" x 17'7"

Utility Room  
8'11" x 6'4"

Landing  
8'7" x 12'11"

Bedroom 1  
8'10" x 11'1"

Bedroom 2  
8'11" x 12'9"

Bedroom 3  
8'5" x 7'1"

Shower room  
5'8" x 6'11"

Rear Garden  
.

Front Exterior

Material Information - Wigston  
Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

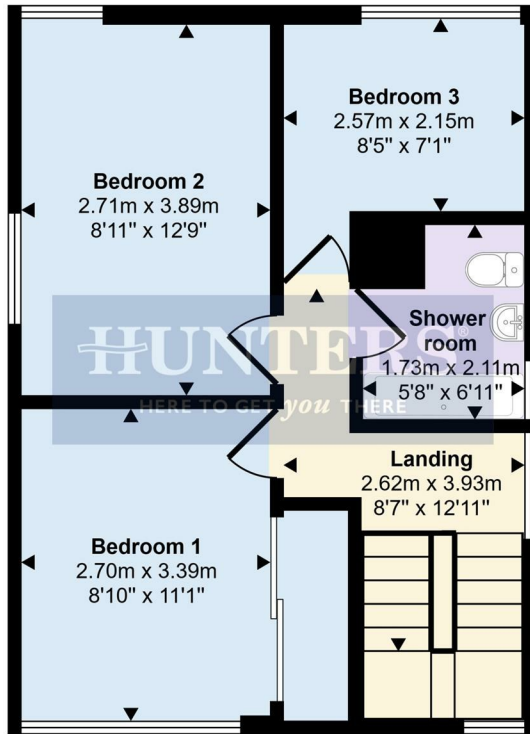
Property construction: GRP fibreglass flat roof to the extension with 2.5 by 3.5 metre glass roof lantern.

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No



**First Floor**  
Approx 41 sq m / 445 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

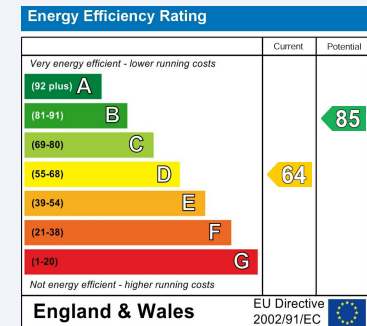
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.