



## Langton Road, , Wigston, LE18 2HT

- Extended three-bedroom family home
- Superb additional family room with garden views
- Open plan fitted kitchen-diner
- Private garden and patio area
- Access to Wigston town centre and Local shops, schools and amenities
- Spacious, versatile accommodation over two floors
- Bright, comfortable lounge
- Stylish modern family bathroom & downstairs WC
- Generous driveway and garage
- Scope to further develop (SSTP)

**£300,000**





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## DESCRIPTION

Extended Three Bedroom Family Home – Ready To Move Into – Superb Family Room – Driveway & Garage – Further Potential (STPP)

Beautifully presented and extended, this impressive three-bedroom home offers spacious, versatile accommodation that's ready to move straight into. Ideal for first-time buyers, growing families or those who love entertaining, the property combines contemporary living with further potential to extend (subject to the necessary planning permissions).

A welcoming entrance hall leads into a bright and comfortable lounge, creating the perfect place to relax after a busy day. To the rear, the spacious fitted kitchen-diner provides the heart of the home, offering generous worktop space, ample storage and plenty of room for family meals or entertaining guests. The ground floor extension creates a superb additional family room, providing flexible living space for children, hobbies, working from home or simply relaxing with family and friends, while enjoying direct access to the garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for family life, guests or home working, all complemented by a stylish modern family bathroom.

Outside, the enclosed rear garden offers a private lawn and patio seating area, perfect for summer barbecues, outdoor dining or simply unwinding in the sunshine. To the front, a generous driveway and garage provide excellent off-road parking and useful storage.

Further benefits include gas central heating and double glazing.

Ideally positioned on the popular Little Hill residential estate, the property enjoys easy access to Wigston town centre, local shops, highly regarded schools & everyday amenities. Nearby countryside walks offer the perfect escape, while excellent road links provide straightforward access to Leicester city centre and surrounding motorway networks.

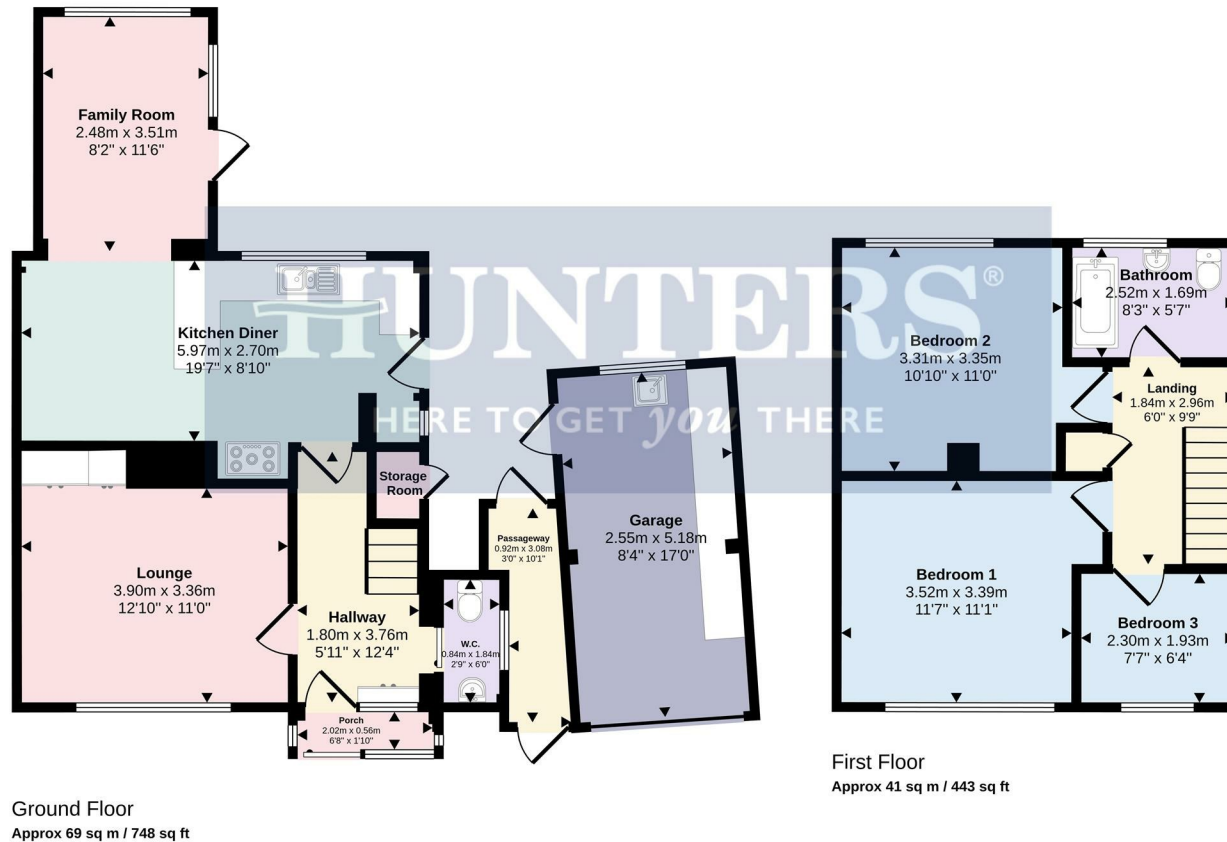
Offering modern living & scope to tailor the home to your needs, Contact Hunters Wigston to arrange your viewing before it's gone.







Approx Gross Internal Area  
111 sq m / 1191 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

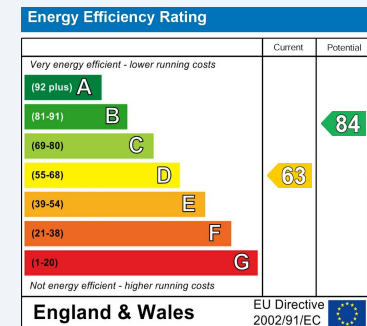
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.