



Roehampton Drive, , Wigston, LE18 1HU

- No upward chain
- Three bedrooms
- Gas central heating and double glazing
- Garage and driveway
- Close to schools and parks
- Traditional semi-detached house
- Two reception rooms
- Private rear garden
- Potential to extend
- Viewing recommended

£260,000



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DESCRIPTION

No Upward Chain – Traditional Three Bedroom Semi-Detached Home –
Garage & Driveway – Scope to Extend – Popular Residential Location

Offered to the market with no upward chain, this traditional three-bedroom semi-detached home presents an exciting opportunity to create a wonderful long-term family home. Situated in a highly popular residential area, the property offers generous accommodation, a private rear garden, garage and driveway, together with excellent potential to modernise, extend and add value, subject to the necessary planning permissions.

Step inside through the welcoming porch and hallway into two spacious reception rooms. The bay-fronted dining room provides an elegant setting for family meals and entertaining, while the comfortable rear lounge enjoys views across the garden, creating a relaxing space to unwind. The fitted kitchen is complemented by a useful utility-store room and offers excellent potential to reconfigure into a contemporary open-plan kitchen-dining space to suit modern family living.

Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, home working or guests. Two generous double bedrooms benefit from fitted wardrobes, while the third bedroom is ideal as a nursery, child's bedroom or office. The family bathroom completes the first floor.

Outside, the enclosed rear garden offers a generous lawn, mature trees, established planting and patio areas, providing the perfect space for children to play, gardening enthusiasts or outdoor entertaining. To the front, a driveway and garage provide valuable off-road parking and additional storage.

Further benefits include gas central heating and double glazing.

Conveniently located close to local shops, highly regarded schools, parks & everyday amenities, the property also enjoys excellent road and public transport links to Leicester city centre, Fosse Park Retail Outlet and surrounding motorway networks.





Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft

First Floor
Approx 42 sq m / 453 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.