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Truro Drive

Wigston, LE18 2JD

£280,000



Nestled on the charming Truro Drive in Wigston, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by an inviting open-plan lounge and dining area, which creates a warm and welcoming atmosphere, perfect for both relaxing or entertaining. The space is filled with natural light, enhancing the overall appeal of the home. Adjacent to this area is a lovely conservatory, providing an additional space to enjoy the garden views throughout the seasons. The property benefits from having a downstairs toilet.

The property also has a driveway with an EV charger leading to a single garage, offering ample storage or the potential for a workshop. The well-maintained garden provides a private outdoor space ideal for summer gatherings.

With its excellent location, this semi-detached house is within easy reach of local amenities, schools, and parks, making it a fantastic choice for those looking to settle in a friendly community. This home is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this charming house your new home. The property is offered for sale with NO CHAIN.



Porch 6'1" x 3'1" (1.86 x 0.96)

Downstairs WC

Entrance hall

Kitchen 10'4" x 9'2" (3.17 x 2.80)

Lounge 12'9" x 32'7" (3.90 x 9.94)

Dining area 8'3" x 18'2" (2.52 x 5.55)

Conservatory 9'8" x 8'11" (2.97 x 2.72)

Landing

Bedroom One 10'6" x 9'2" (3.21 x 2.80)

Bedroom Two 11'7" x 12'4" (3.54 x 3.78)

Bedroom Three 7'0" x 6'3" (2.15 x 1.92)

Bathroom 8'5" x 5'5" (2.59 x 1.67)

Garden

Driveway and Garage

Material Information - Wigston

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

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 - Good, Three - Great, EE - Great

Parking: Driveway and Garage

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: None

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.

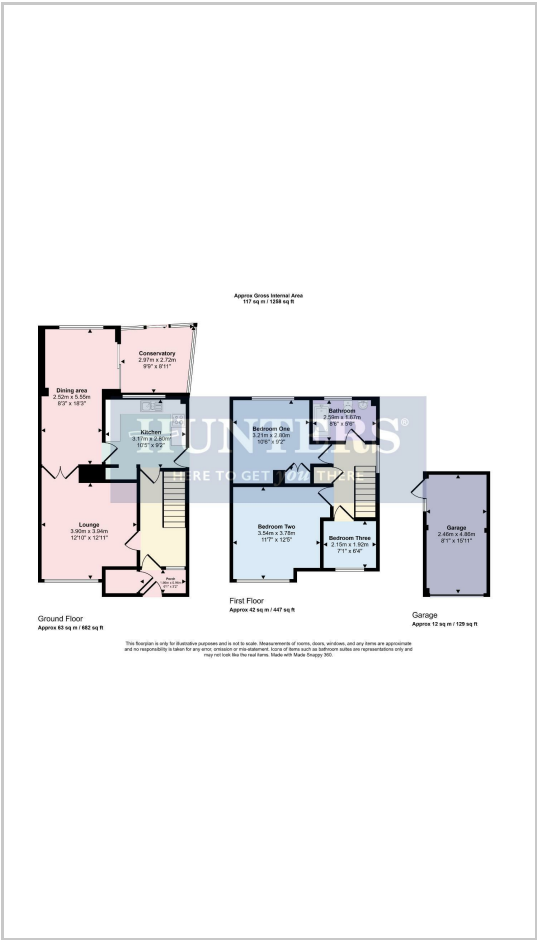
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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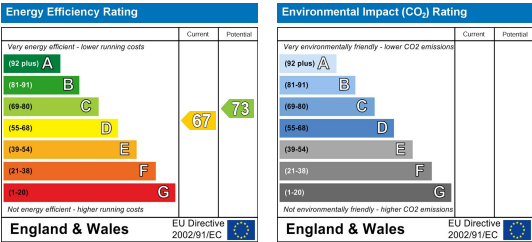
Area Map



Floor Plans



Energy Efficiency Graph



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