



## Poppy Close, Leicester

- No upward chain, move in quickly
- Functional kitchen space
- Driveway and garage included
- Gas central heating & Double glazing
- Detached bungalow
- Two cosy bedrooms await
- Bathroom
- Lovely garden with lawn
- Some updating required to put your on stamp on
- Viewing highly recommended

**£250,000**

**Tenure: Freehold**

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# Poppy Close, Leicester

## DESCRIPTION

Nestled within a cul-de-Sac this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no upward chain, this property is ready for you to make it your own.

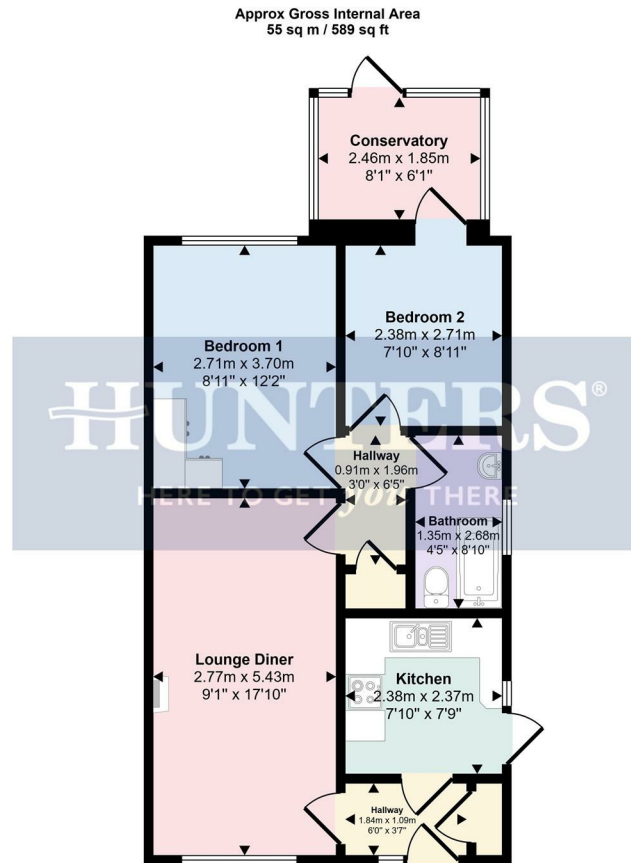
The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in. The kitchen is functional and awaits your personal touch, while the bathroom offers essential amenities for everyday living.

Outside, the property boasts a delightful garden, complete with a lush lawn and beautifully edged plant and flower borders, creating a serene outdoor retreat. The driveway and garage provide convenient off-road parking, ensuring that your vehicles are secure and easily accessible.

This home benefits from gas central heating and double glazing, contributing to a warm and energy-efficient environment. While the property may require some tender loving care, it offers a fantastic canvas for those looking to add their personal flair and style.

With its popular location and potential for enhancement, this property is not to be missed. Come and explore the possibilities that await you in this lovely Leicester home. To find out more, contact your local Hunters estate agents Wigston today!





Floorplan

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.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: C

## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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

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