



## Burgess Street, , Wigston, Leicestershire, LE18 1PF

- Victorian Palisade Semi-detached Home
- Four Piece Modern bathroom Suite
- Fitted Kitchen
- Close by to the Town Centre and Local Amenities
- 360 Virtual Tour
- Two Double bedrooms
- Open Plan Lounge-dining room
- Enclosed Garden and Outbuildings
- Excellent Road Links to the City and Fosse Park
- Ideal First Time buyer or Savvy Investor Property

**Asking Price £220,000**





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## DESCRIPTION

This delightful Victorian Palisade home offers a perfect blend of character and modern living. With its prime location, residents will enjoy easy access to the town centre, where a variety of shops and amenities await, as well as excellent road links to the city and motorways, complemented by convenient public transport options.

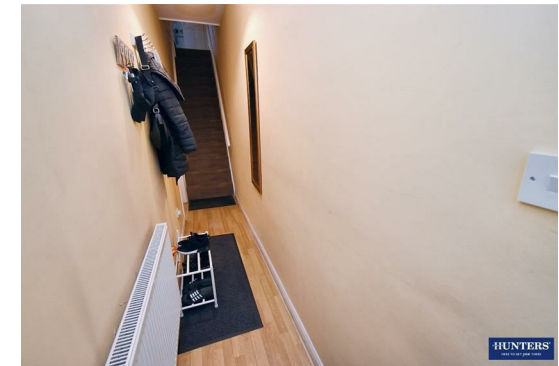
Upon entering, you are greeted by a welcoming hallway that leads to a spacious open-plan lounge and dining room, an ideal space for family gatherings or simply unwinding after a long day. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. Ascending the staircase from the hallway, you will find two well-appointed double bedrooms, providing ample space for relaxation. The four-piece bathroom suite is a standout feature, complete with a separate shower cubicle, ensuring comfort and convenience.

Outside, the generous enclosed garden is predominantly laid to lawn, offering a tranquil retreat for outdoor activities or leisurely afternoons. A paved patio seating area invites you to enjoy al fresco dining, while a garden shed and two outbuildings, one of which includes a useful external WC, provide additional storage solutions.

For those with vehicles, a disabled parking bay is available, and further comprehensive parking can be found across the road at the town centre car park, where a yearly pass can be purchased for added convenience.

To Find out more and arrange you viewing contact your local Hunters estate agents Wigston

This property is a true gem, and we invite you to take a 360 virtual tour to fully appreciate its charm. Contact your local Hunters estate agents in Wigston to arrange an early viewing and ensure you do not miss out on this wonderful home.











### Viewings

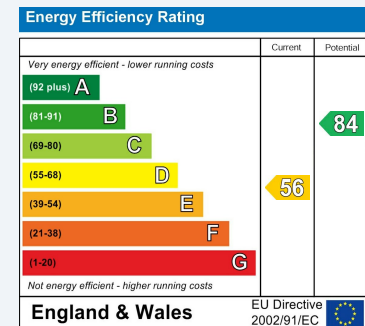
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.