



## Harrington Road, , Wigston, LE18 3WB

- No upward chain, move in ready
- Sought-after residential location
- Feature fireplace in lounge
- Carport and driveway
- Stylish modern shower room
- Stunning two-bedroom bungalow
- Bright lounge with bay window
- Fitted kitchen with appliances
- Gas central heating and double glazing
- Beautifully maintained rear garden

**£270,000**



# Harrington Road, , Wigston, LE18 3WB

## DESCRIPTION

No Upward Chain – Stunning Two Bedroom Bungalow – Ready To Move Into – Sought After Residential Location

Occupying a desirable position within a highly sought-after residential area, this beautifully presented two-bedroom bungalow is quite simply one of the finest examples we have had the pleasure of bringing to market. Offering a wonderful combination of comfort, style, and practicality, this is a home ready to move straight into and enjoy from day one.

The welcoming hallway leads through to a bright and inviting lounge, where a bay window fills the room with natural light and a feature fireplace creates a warm focal point, perfect for relaxing or entertaining.

The fitted kitchen has been thoughtfully designed with ample storage, generous worktop space, and integrated appliances, making everyday cooking both practical and enjoyable.

The accommodation continues with a generous principal bedroom offering a peaceful retreat, while the versatile second bedroom is currently utilised as a dining room. French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living and offering flexibility to suit a variety of lifestyles.

Completing the interior is a stylish modern shower room, finished with contemporary fittings and a walk-in shower for ease and convenience.

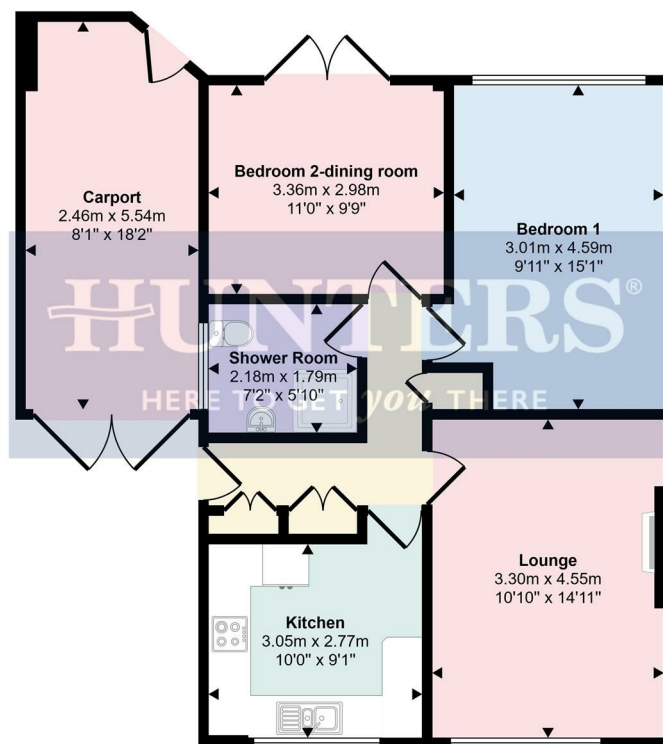
Outside, the property truly excels. The beautifully maintained rear garden enjoys a wonderful mix of lawn, mature planting, decked seating areas, a summerhouse, and greenhouse, creating a private haven for gardening enthusiasts, outdoor entertaining, or simply relaxing in the sunshine. To the front, a block-paved driveway and carport provide convenient off-road parking.

A fabulous opportunity to acquire an exceptional bungalow in a desirable location. Early viewing is highly recommended to fully appreciate the quality, presentation, and lifestyle this wonderful home has to offer. Contact Hunters Wigston today to arrange your viewing.





Approx Gross Internal Area  
75 sq m / 802 sq ft



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.

### 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.