



New Forest Close, , Wigston, LE18 2RW

- Detached two-bedroom bungalow
- Refitted kitchen-breakfast room
- Contemporary shower room
- Garden room for alfresco dining
- Gas central heating
- Modern open-plan design
- Main bedroom with wardrobes
- Lounge with patio garden views
- Driveway and Garage
- Ready to move in condition

Offers In The Region Of £325,000



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DESCRIPTION

This delightful detached bungalow in Wigston presents an excellent opportunity for buyers seeking a modern and comfortable home. Offered to the market with no upward chain, this two-bedroom property boasts a contemporary open-plan design that welcomes you as you step inside.

The refitted kitchen-breakfast room is a fantastic space for entertaining friends or simply enjoying a quiet meal. Both bedrooms are well-appointed, with the main bedroom featuring fitted wardrobes for added convenience. The modern shower room is a standout feature, enhancing the overall contemporary feel of the home.

The lounge-dining area serves as the heart of the bungalow, providing a relaxing environment with lovely views over the patio garden. There is potential to modify the existing layout to create a larger second bedroom by utilising the office study area, offering flexibility to suit your needs.

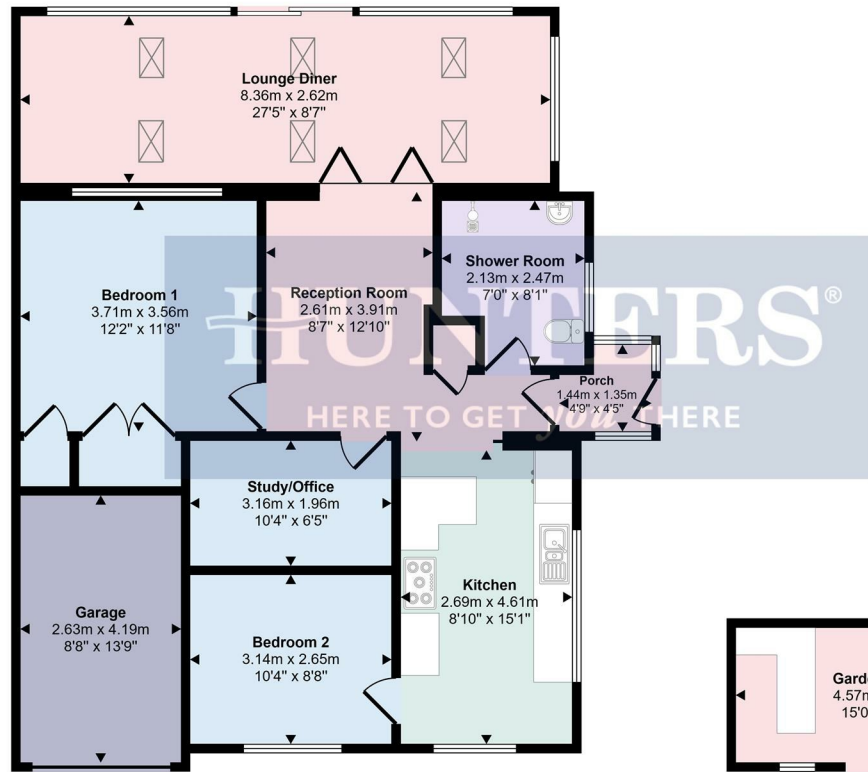
Outside, the garden room is perfect for alfresco dining or unwinding in the fresh air. The property also benefits from a driveway and garage at the front, ensuring ample off-road parking. With gas central heating and double glazing throughout, this bungalow is presented in ready-to-move-in condition.

Do not miss the chance to view this stunning detached bungalow. To arrange an appointment, please contact Hunters Estate Agents in Wigston.

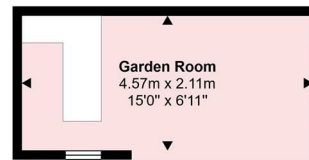




Approx Gross Internal Area
111 sq m / 1191 sq ft



Floorplan
Approx 101 sq m / 1087 sq ft



Outbuilding
Approx 10 sq m / 104 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.