



Saffron Road, , Wigston, LE18 4UQ

- Two double bedrooms
- Modern kitchen-diner
- Detached garage included
- Local shops, parks and amenities
- Excellent transport links
- Generous lounge area
- Contemporary shower room
- Driveway for easy parking
- Ready to move into
- Gas central Heating and double glazing

Offers In The Region Of £325,000



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DESCRIPTION

This delightful detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient living space. With two spacious double bedrooms, this property is perfect for individuals, downsizers or small families looking to settle in the area. The generous lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests and leads out to the conservatory, which has private views over the garden.

The modern fitted kitchen-diner is a highlight of the home, offering a stylish and functional space for cooking and dining. The contemporary shower room adds to the appeal, ensuring that the property is presented in a ready-to-move-in condition.

Outside, the bungalow features a detached garage and a driveway, providing ample parking and storage options. The surrounding area boasts local shops, parks, and various amenities, making daily life convenient and enjoyable. Excellent road and public transport links to the city, as well as easy access to the motorways and Fosse Park retail centre, enhance the property's appeal for commuters and shoppers alike.

Additionally, South Wigston train station is located nearby, further improving connectivity for those who travel regularly. This property is offered with no upward chain, allowing for a smooth transition into your new home.

For those interested in this lovely bungalow, please note that the land boundary registry will need to be confirmed with legal assistance. This is a fantastic opportunity to move in and start living in a well-connected and vibrant community.





Conservatory
4.66m x 2.27m
15'3" x 7'5"

Lounge
5.18m x 4.03m
17'0" x 13'3"

Bedroom 2
2.64m x 3.58m
8'8" x 11'9"

Shower room
1.74m x 1.96m
5'9" x 6'5"

Kitchen
2.91m x 3.93m
9'7" x 12'11"

Hallway

Bedroom 1
3.55m x 3.33m
11'8" x 10'11"

Porch
1.39m x 1.75m
4'7" x 5'9"

Garage
2.66m x 5.06m
8'9" x 16'7"

Garage
Approx 13 sq m / 145 sq ft

Viewings

Valuations

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		49	84
England & Wales		EU Directive 2002/91/EC	

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