



## Vicarage Lane, Whetstone, Leicester, LE8 6YX

- 2 Bed Detached Bungalow
- Spacious lounge diner
- Convenient driveway parking
- Close to Whetstone amenities
- Ideal for small families
- Modern shower room
- Lovely garden space
- Located on Vicarage Lane
- Easy access to Leicester
- Viewing recommended

**Asking Price £220,000**



# Vicarage Lane, Whetstone, Leicester, LE8 6YX

## DESCRIPTION

Situated on Vicarage Lane in the charming area of Whetstone, Leicester, this delightful detached bungalow presents a wonderful opportunity for those seeking a project to make their own. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The modern shower room provides a functional and convenient space. The bungalow is surrounded by a lovely garden, providing a perfect outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

While the property does require some work, it is brimming with potential for those with a vision to transform it into their dream home. The location is highly desirable, offering a blend of tranquillity and accessibility to local amenities, making it an excellent choice for anyone looking to settle in a friendly community.

This bungalow is a canvas waiting for your personal touch. With its prime location and ample space, it promises to be a wonderful home for years to come. Do not miss the chance to explore the possibilities that this property has to offer.






**HUNTERS**  
HERE TO GET YOU THERE

## 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.

### 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.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>

