



Gregory Way, , Wigston, LE18 3UT

- NO UPWARD CHAIN
- ENCLOSED GARDEN
- LIVING ROOM
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- FOUR BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN-DINER
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS WC

Offers In The Region Of £415,000



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DESCRIPTION

Executive Family Home – Four Bedrooms – 1,539 sq ft – Modern Build – Open Plan Living – Garage & Ample Parking-No Upward Chain

Offering an impressive 1,539 sq ft of beautifully designed living space, this contemporary four-bedroom home is perfectly suited for growing or extended families or those seeking executive-style living with comfort and style at its core.

From the moment you step inside, the home feels bright, spacious, and welcoming. A generous reception room provides the perfect setting for both relaxing evenings and entertaining guests, while the overall layout has been thoughtfully designed to support modern day living.

Upstairs, four well-proportioned bedrooms offer flexible space for rest, work, or study, giving every member of the household their own place to unwind. Two stylishly finished bathrooms add a touch of luxury and ensure busy mornings run smoothly.

Built in 2020, the property benefits from modern construction, sleek finishes, and a layout that balances practicality with a warm, homely feel throughout.

Outside, the generous rear garden is mainly laid to lawn and complemented by a covered veranda and patio seating area—ideal for relaxing, dining outdoors, or hosting family and friends.

The property also benefits from ample off-road parking leading to a garage, providing both convenience and additional storage.

Well positioned for access to local amenities, schools, and transport links, this home offers the perfect balance of lifestyle and location.

A superb opportunity to step into a modern, spacious home, early viewing is highly recommended.

Contact Hunters Wigston today to arrange your viewing.

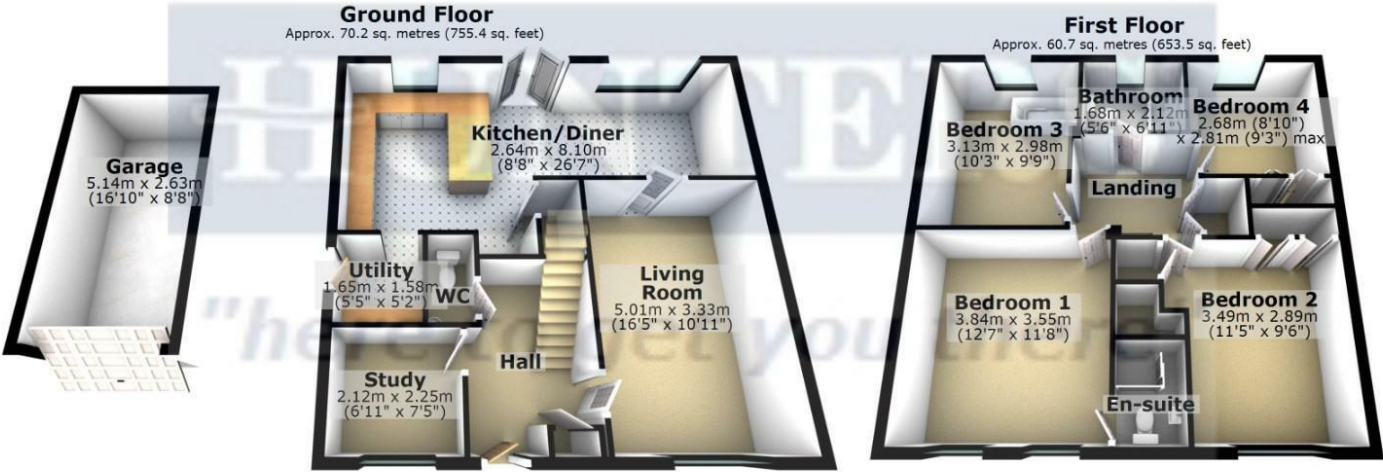




ENERGY PERFORMANCE CERTIFICATE

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 | | | <div style="text-align: center;"> 84 </div> <div style="text-align: center; font-weight: bold; font-size: 1.5em;">93</div> |
| (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 | |



Total area: approx. 130.9 sq. metres (1408.9 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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.

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.

