

# HUNTERS®

HERE TO GET *you* THERE



## Northumberland Road

Wigston, Leicester, LE18 4WL

£350,000



Council Tax: D





# 20 Northumberland Road

Wigston, Leicester, LE18 4WL

£350,000



## Hall

## Lounge

12'3" x 18'0" (3.75 x 5.49)

## Kitchen

11'5" x 8'2" (3.50 x 2.50)

## Dining Area and snug

20'6" x 10'4" (6.27 x 3.15)

## Conservatory

9'3" x 8'8" (2.83 x 2.65)

## Lobby

## Utility

7'3" x 13'1" (2.22 x 4.00)

## Landing

## Bedroom One

11'5" x 10'6" (3.50 x 3.22)

## Ensuite

10'4" x 2'4" (3.15 x 0.73)

## Bedroom Two

11'3" x 15'1" (3.44 x 4.61)

## Bedroom Three

12'5" x 10'0" (3.81 x 3.07)

## Bedroom Four

9'6" x 7'4" (2.91 x 2.25)

## Bathroom

7'11" x 5'5" (2.42 x 1.67)

## Garage

18'2" x 8'5" (5.56 x 2.59)

## Garden

## Material Information - Wigston

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

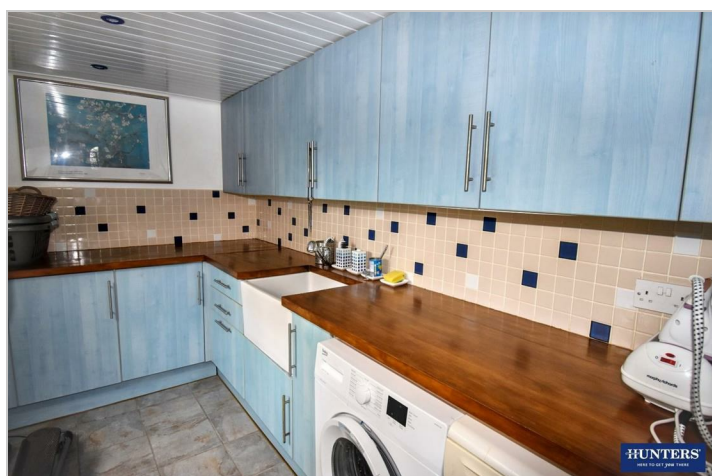
Coal mining area: No

Non-coal mining area: No

Loft access: Yes with access

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Road Map



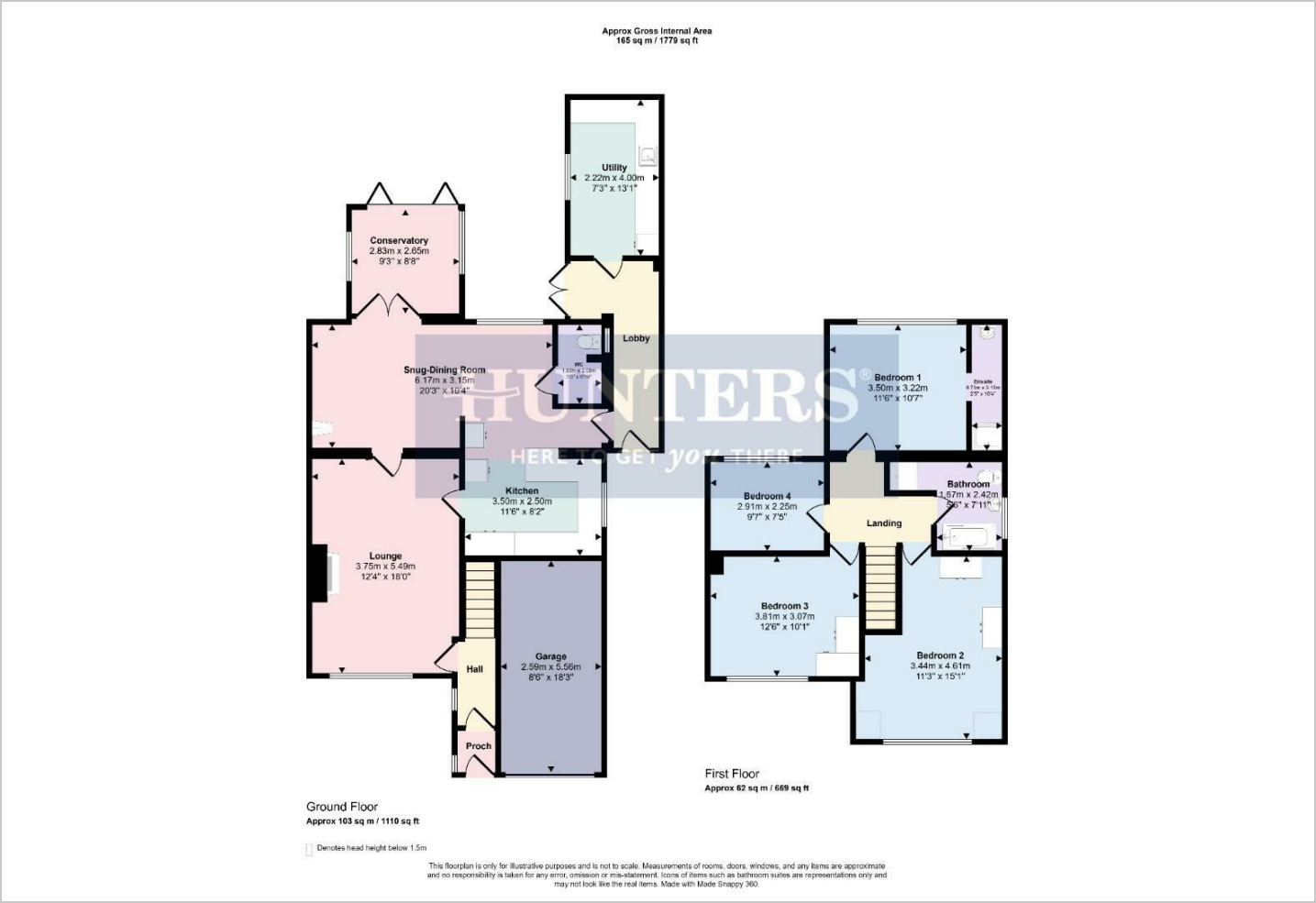
Hybrid Map



Terrain Map



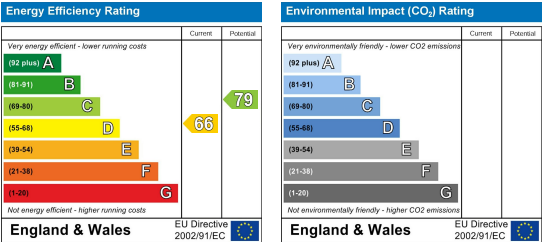
Floor Plan



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.