



## Best Close, Wigston

- No upward chain
- Quiet cul-de-sac location
- Allocated parking
- Bright, welcoming lounge
- Close to local amenities, shopping and countryside

- Ideal first-time buyer or Investor
- Two bedrooms
- Private rear garden
- Modern style fitted kitchen
- Viewing highly recommended

**£190,000**

**Tenure: Freehold**

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# Best Close, Wigston

## DESCRIPTION

No Upward Chain – Ideal First-Time Buy or Investment – Cul-de-Sac Location – Two Bedrooms – Allocated Parking – Private Rear Garden

Offered to the market with no upward chain, this well-presented two-bedroom home is an excellent opportunity for first-time buyers, investors or those looking to downsize. Tucked away in a quiet cul-de-sac, the property offers comfortable, low-maintenance living with allocated parking, a private rear garden and a convenient location.

Step inside to a bright and welcoming lounge, where natural light pours in to create a warm and inviting space to relax or entertain. A contemporary electric fire provides an attractive focal point, while the layout flows effortlessly through to the fitted kitchen.

The kitchen is well-equipped with ample storage, generous worktop space and a breakfast bar, making it ideal for busy mornings, casual dining or catching up with family and friends. A door leads directly to the enclosed rear garden, allowing indoor and outdoor living to blend seamlessly during the warmer months.

Upstairs, the property offers two well-proportioned bedrooms, providing flexible accommodation for a growing family, guests or those needing a home office. The modern bathroom is fitted with a stylish white suite and shower over the bath, completing the first-floor accommodation.

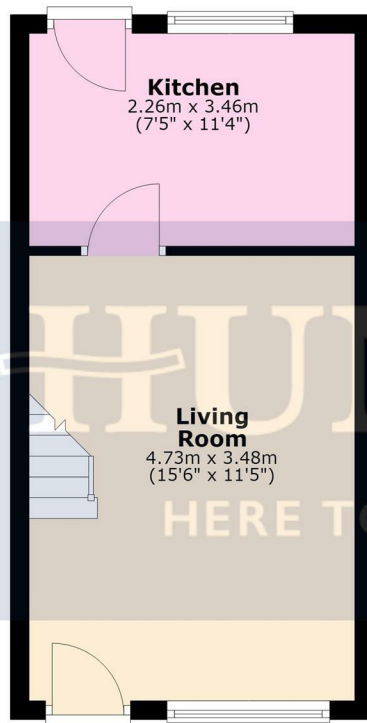
Outside, the enclosed rear garden provides a private space to relax, entertain or personalise, while allocated parking adds everyday convenience.

Ideally positioned close to local shops, supermarkets, schools and everyday amenities, the property also benefits from nearby countryside walks, South Wigston railway station, regular bus services into Leicester city centre and excellent road links to Fosse Park Retail Outlet and the surrounding motorway network.

Contact Hunters Wigston today to arrange your viewing and discover why this could be the perfect place to call home.



## Ground Floor



## First Floor



Total area: approx. 48.5 sq. metres (521.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, 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 or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

## 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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax:

## 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                                                            |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                                     |
|-------------------------------------------------------------------------------------|---------|------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                                     | Current | Potential                                      |                                                                                     |
| Very energy efficient - lower running costs                                         |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions                     |
| (92 plus) <b>A</b>                                                                  |         |                                                | (92 plus) <b>A</b>                                                                  |
| (81-91) <b>B</b>                                                                    |         |                                                | (81-91) <b>B</b>                                                                    |
| (69-80) <b>C</b>                                                                    |         |                                                | (69-80) <b>C</b>                                                                    |
| (55-68) <b>D</b>                                                                    |         |                                                | (55-68) <b>D</b>                                                                    |
| (39-54) <b>E</b>                                                                    |         |                                                | (39-54) <b>E</b>                                                                    |
| (21-38) <b>F</b>                                                                    |         |                                                | (21-38) <b>F</b>                                                                    |
| (1-20) <b>G</b>                                                                     |         |                                                | (1-20) <b>G</b>                                                                     |
| Not energy efficient - higher running costs                                         |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |
| England & Wales                                                                     |         | EU Directive 2002/91/EC                        | England & Wales                                                                     |
|  |         |                                                |  |

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

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