



## Foston Gate, , Wigston, LE18 3SS

- THREE BEDROOM SEMI-DETACHED HOME
- SCOPE TO EXTEND
- SPACIOUS LOUNGE
- MODERN BATHROOM SUITE
- 360 VIRTUAL TOUR
- GENEROUS GARDEN PLOT
- PRESENTED IN READY TO MOVE IN CONDITION
- KITCHEN-DINER
- INTEGRAL GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**£285,000**





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## DESCRIPTION

Nestled in the sought after Wigston Harcourt, this delightful semi-detached house presents an excellent opportunity for first-time buyers and families alike. The property boasts a spacious open-plan living area, where a generous lounge seamlessly flows into a well-appointed kitchen diner. This inviting space is perfect for preparing culinary delights or hosting gatherings with family and friends. The double-glazed French doors open onto a raised decking terrace, creating a lovely outdoor area for relaxation and entertainment.

On the first floor, you will find three beautifully presented bedrooms, each offering a comfortable retreat. The modern family bathroom features a stylish suite with a shower over the bath, catering to all your daily needs.

Set on a substantial plot, the garden provides ample space for children to play and for hosting summer barbecues. There is also potential to extend the property or convert the integral garage into additional living space, allowing you to tailor the home to your needs.

Presented in a ready-to-move-in condition, this property invites you to unpack and start living your dream. With a 360-degree virtual tour available, you can explore this lovely home from the comfort of your own space. Don't miss out on this fantastic opportunity to secure a wonderful family home in a desirable location.

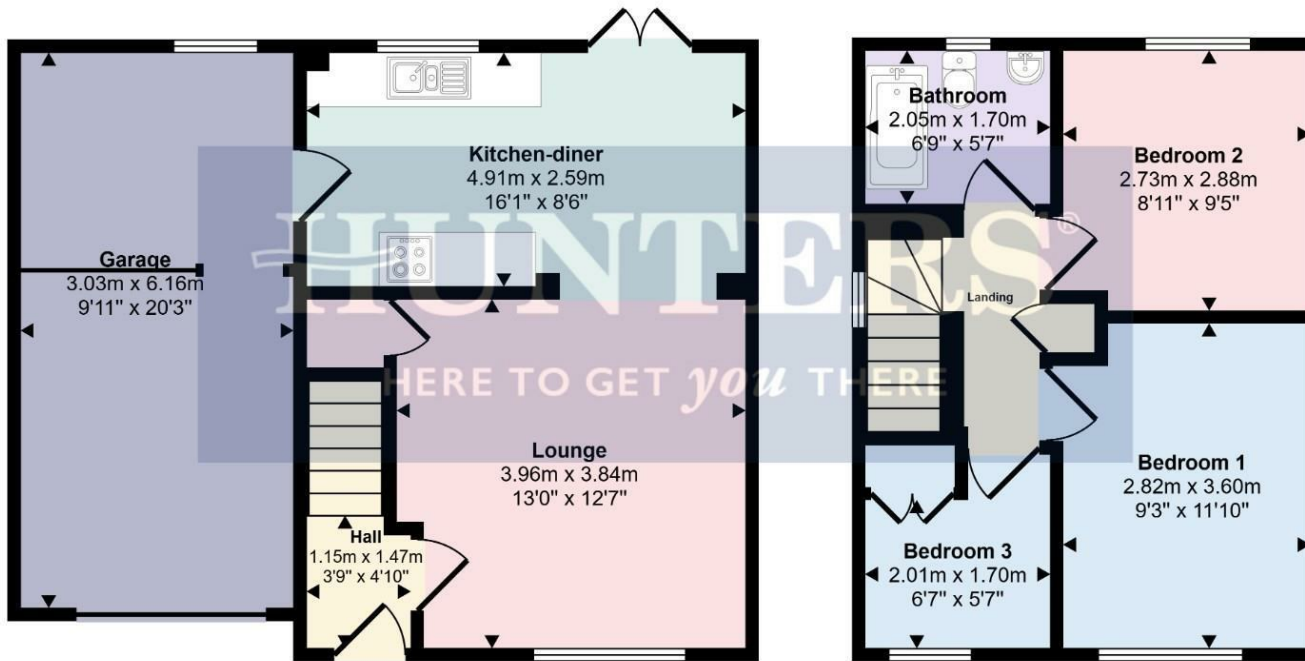








Approx Gross Internal Area  
85 sq m / 912 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

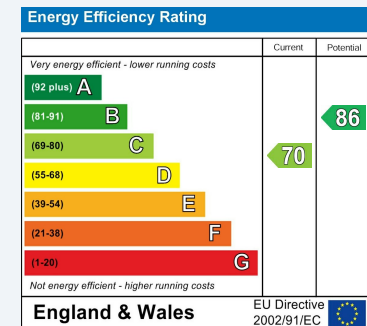
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.