



Timber Street, , Wigston, LE18 4QG

- Extended Victorian end-terrace
- Two spacious double bedrooms
- Bay-fronted lounge with fireplace
- Enclosed garden with patio
- Near South Wigston station
- Immaculately presented interior
- Impressive modern kitchen with underfloor heating
- Bi-fold doors to garden
- Close to shops and schools
- Viewing highly recommended

£220,000



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DESCRIPTION

Extended Victorian End-Terrace – Immaculately Presented – Two Double Bedrooms – Impressive Kitchen-Breakfast Room- Ready to move into

A superb example of an extended Victorian-style end-terrace home, beautifully presented and ready to move straight into. Combining character with modern living, this is an ideal choice for first-time buyers, young families or investors seeking a well-located and stylish home.

The welcoming bay-fronted lounge provides a comfortable place to relax, with a feature fireplace creating a cosy focal point. From here, the accommodation flows into a separate dining room, offering plenty of space for family meals or entertaining friends.

A real highlight is the impressive extended kitchen-breakfast room, stretching over 24ft and providing excellent storage, preparation and dining space. Bi-fold doors open directly onto the garden, creating a wonderful indoor-outdoor connection for summer entertaining and everyday living.

Upstairs are two well-appointed double bedrooms, both bright and comfortably proportioned, alongside a spacious modern three-piece family bathroom with shower over the bath. The property also benefits from a substantial attic space, accessed via a ladder, offering valuable additional storage and flexible potential.

Outside, the enclosed rear garden combines a paved patio for alfresco dining with lawn and a garden shed, creating an easy-to-enjoy outdoor space.

Perfectly placed for local shops, schools, amenities and countryside walks, the property also enjoys excellent transport connections. South Wigston railway station is nearby, alongside bus services into Leicester and convenient road links towards the city, Fosse Park and motorway network.

A beautifully presented home ready to move into – contact Hunters today to arrange your viewing and see why this could be the one.





Approx Gross Internal Area
104 sq m / 1122 sq ft



Denotes head height below 1.5m

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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.