Wistow Close, Kilby, , LE18 3TG

- No upward chain
- Three good-sized bedrooms
- Spacious lounge
- Separate dining room
- Generous rear garden
- Countryside views
- Sought-after village location
- Conservatory overlooking garden
- Modern shower room and two separate WC's
- Potential for off-road parking and extending

£280,000

Wistow Close, Kilby, , LE18 3TG

DESCRIPTION

No Upward Chain – Countryside Views – Three Good-Sized Bedrooms – Sought-After Village Location – Excellent Potential

Enjoying countryside views in a sought-after village setting, this three-bedroom home is offered with no upward chain and presents an exciting opportunity for first-time buyers or families looking to create a home tailored to their own style. With generous accommodation, a good-sized garden and scope to alter or extend the existing layout, subject to the necessary permissions, there is plenty of potential to make this property your own.

The spacious lounge provides an inviting place to relax or entertain, with a conservatory extending the living space and overlooking the garden. A separate dining room offers flexibility as a formal dining area, study or playroom, while the fitted kitchen is complemented by a useful utility room and ground floor WC.

Upstairs are three well-proportioned bedrooms, providing comfortable space for family, guests or home working. A modern shower room and separate WC complete the first-floor accommodation.

Outside, the generous rear garden is a real highlight, with lawn, mature planting and a patio for outdoor dining, all enjoying a wonderful outlook towards the surrounding countryside. There is also potential to create off-road parking and further extend the property, subject to the relevant permissions.

The property benefits from double glazing and has a gas central heating system installed; however, buyers should note that the back boiler is currently not functioning.

Village life is close at hand with a local pub, primary school and countryside nearby, while Wistow Maze and Wistow Rural Centre are also within easy reach.

Offering space, views and considerable potential in a desirable village location, this is a home ready for its next chapter. Contact Hunters today to arrange your viewing and discover the possibilities for yourself.

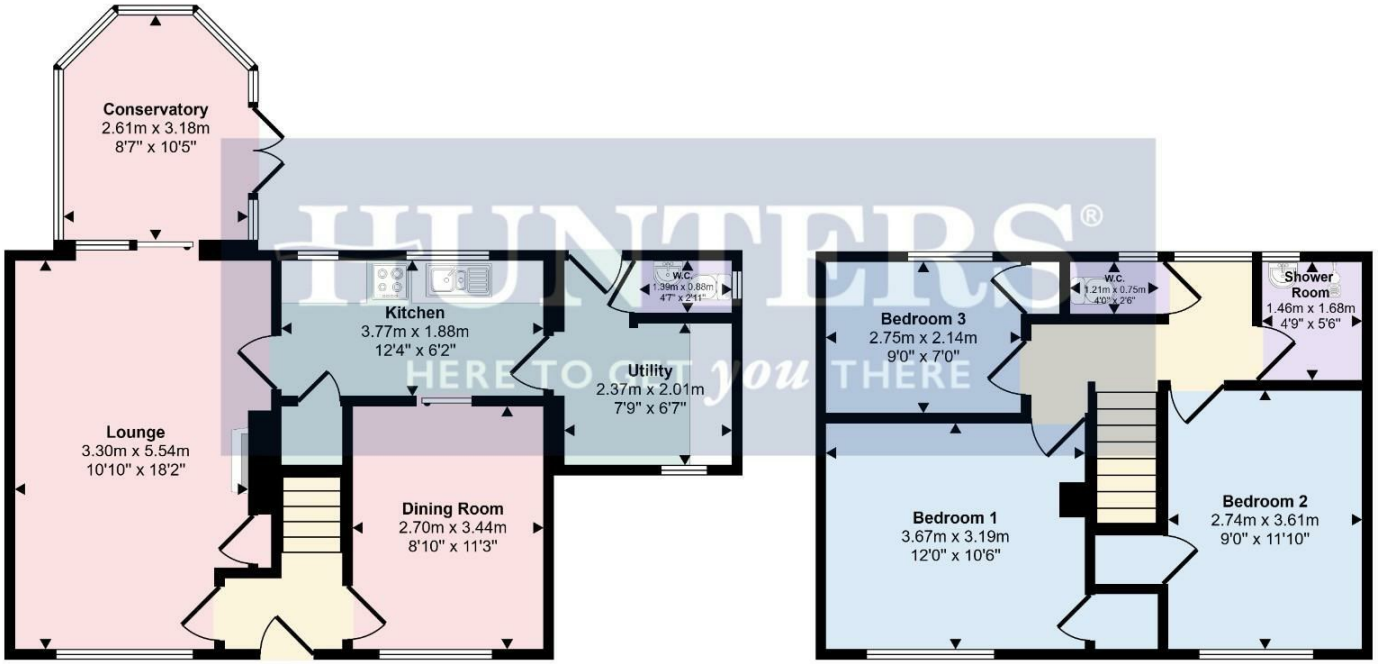
HUNTERS
HERE TO GET YOU THERE

HUNTERS
HERE TO GET YOU THERE

HUNTERS
HERE TO GET YOU THERE

HUNTERS
HERE TO GET YOU THERE

Approx Gross Internal Area
100 sq m / 1079 sq ft



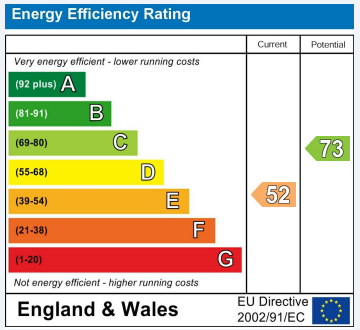
Ground Floor
Approx 59 sq m / 633 sq ft

First Floor
Approx 41 sq m / 446 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.

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.

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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR
Tel: 0116 366 0660 Email: wigston@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE