











# Carey Close, , Wigston, LE18 2RX

- No upward chain
- Modern fitted kitchen
- Garage with electric roller door and driveway
- Potential to extend (STPP)
- Close to schools and parks
- Three bedroom Detached Home
- Sought-after cul-de-sac location
- Gas central heating & Double glazing
- Enclosed garden with patio
- Downstairs WC and modern Family bathroom

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HERE TO GET *you* THERE

## £325,000

# Carey Close, , Wigston, LE18 2RX

## DESCRIPTION

No Upward Chain – Three Bedroom Detached Family Home – Sought-After Cul-de-Sac – Modern Kitchen – Garage & Driveway – Extension Potential (STPP)

NO UPWARD CHAIN – THREE BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC. Offering a spacious lounge-diner, modern fitted kitchen, three well-appointed bedrooms, enclosed garden, garage and driveway, this inviting home combines comfortable family living with exciting potential to extend (STPP).

Perfect for growing families, couples or buyers looking for their next move, this property offers the space, flexibility and opportunity to create a home for years to come.

Step inside and discover a welcoming home with a practical layout designed for everyday living.

The generous lounge-diner provides a wonderful space to relax and entertain, with a feature fireplace creating a cosy focal point. Imagine family movie nights, Sunday lunches or gathering with friends, with natural light and garden access adding to the welcoming atmosphere.

Continue into the modern fitted kitchen, featuring sleek grey cabinetry, integrated cooking appliances and direct access outside. A convenient ground-floor WC adds everyday practicality.

Head upstairs to discover three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom, ideal for children, guests or working from home.

A modern family bathroom with shower over the bath completes the first floor.

Outside, the enclosed rear garden offers a lawn, patio and established planting – perfect for summer dining, children playing or relaxing outdoors. The property also offers potential to extend, subject to planning permission, allowing your home to grow with your family.

The garage with electric roller door and driveway provides parking and useful storage.

Enjoy a desirable cul-de-sac setting with local shops, schools and parks nearby, plus excellent road and public transport connections towards Leicester city centre and the motorway network.




















Approx Gross Internal Area
109 sq m / 1175 sq ft




Ground Floor
Approx 60 sq m / 646 sq ft

First Floor
Approx 49 sq m / 529 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

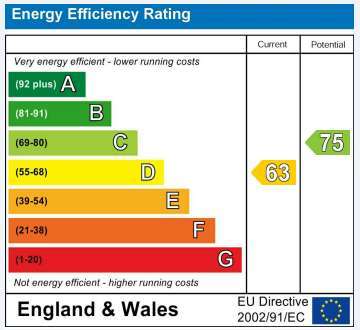
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.


The Property Ombudsman

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