







Kirkdale Road, Wigston

Tenure: Freehold

- Ideal for first-time buyers or Investor To Let
- Gas central heating
- Lounge and separate dining room
- Enclosed, low-maintenance garden
- Excellent road and public transport links for commuting
- Offered to market with No Upward Chain
- Double glazing
- Three generous bedrooms
- Local shops, schools and amenities

£200,000

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Kirkdale Road, Wigston

DESCRIPTION

Step inside this charming terraced home and you'll instantly feel the warmth and comfort it has to offer. Perfect for first-time buyers or savvy investors alike, this inviting property blends practicality with a wonderfully homely atmosphere.

The cosy lounge provides a welcoming space to relax and unwind, while the adjoining dining room flows effortlessly into the kitchen – creating a sociable layout that's ideal for everything from quiet evenings in to hosting friends and family. Just beyond, a useful lobby leads to a well-presented three-piece bathroom suite, complete with a shower over the bath for added convenience.

Upstairs, you'll find three generously proportioned bedrooms, each offering a peaceful and restful retreat at the end of the day. With gas central heating and double glazing throughout, the home remains warm, energy-efficient and comfortable all year round.

Outside, the enclosed rear garden offers a private haven to enjoy a morning coffee or summer al-fresco dining and drinks. Designed with easy-care patio paving and secure panel fencing, it's a low-maintenance space that can be enjoyed with minimal upkeep.

Offered to the market with no upward chain, this delightful home is ready and waiting for its next chapter. A true must-see, early viewing is highly recommended. To arrange yours, contact your local Hunters estate agents in Wigston today.











Total area: approx. 84.9 sq. metres (914.1 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 responsibilty is takenfor 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 srervices, sytems and appliances have not been tested and no gurantеee as to their operability or efficency can be give. Plan produced using PlanUp.
Plan produced using PlanUp.

Viewing

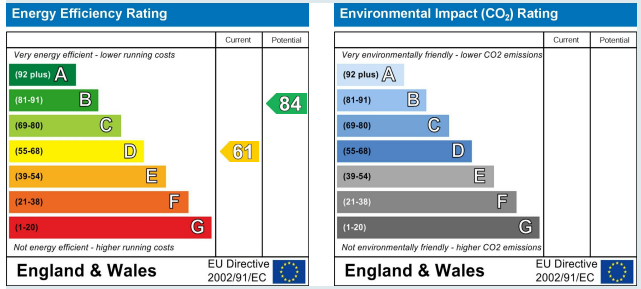
Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: A

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

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