



## Amesbury Road, , Wigston, LE18 2RB

- Five well appointed bedrooms
- Detached family or professional residence
- Open plan lounge and dining room
- Southerly facing garden
- Close to schools, shops and parks
- Two modern bathrooms
- Stylish and ready to move in and start enjoying your new home
- Modern kitchen-diner with solid oak work tops
- Ample off-road parking and Garage
- Internal Viewing is highly recommended

**£475,000**



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## DESCRIPTION

Immaculately Presented – Five Bedrooms detached Home –Driveway and Garage – Southerly Facing Garden – Scope to Extend.

Beautifully styled and ready to move straight into, this impressive home offers generous living space, making it ideal for growing families as well as professionals seeking a high-quality lifestyle property.

The ground floor is designed with both comfort and entertaining in mind featuring a mixture of solid oak and natural stone flooring. The spacious lounge is filled with natural light from large windows and sliding doors, centred around a feature fireplace and flowing seamlessly into the dining area perfect for family gatherings and social occasions, with direct access to the garden. The modern kitchen-diner is fitted with high gloss cabinetry, solid oak worktops, and ample storage, with space for informal dining and views over the garden.

The fifth bedroom can be a home office providing a practical workspace, ideal for remote working or playroom. The ground floor also benefits from a contemporary shower room, a useful utility room, and internal access to a generously sized garage, adding to the home's practicality.

Upstairs, four well-proportioned bedrooms offer flexible accommodation, whether for restful nights, children's rooms, or additional workspace. The modern family bathroom is stylishly finished with a shower over the bath and quality fittings.

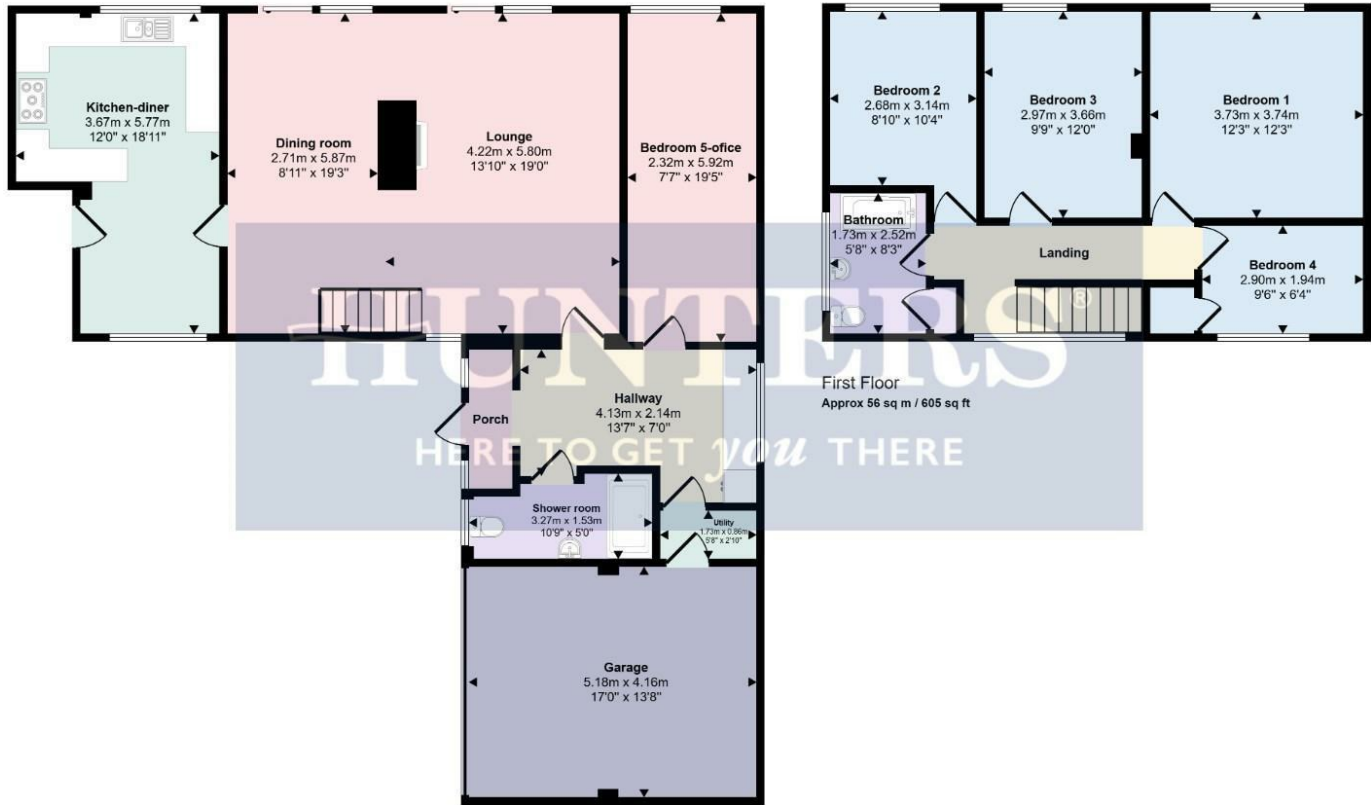
Outside, the southerly facing rear garden is a standout feature-generous in size, mainly laid to lawn, and complemented by a patio seating area, perfect for enjoying the sunshine, entertaining, or relaxing outdoors. To the front, ample off-road parking adds further convenience, with scope to extend (subject to planning) for those looking to enhance the home further and tailor it to their needs.

Located close to local shops, schools, parks, and amenities, with excellent transport links to the city and beyond, this is a superb opportunity to secure a beautifully presented, spacious home.





Approx Gross Internal Area  
173 sq m / 1867 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



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