



## 26 Camborne Close, Wigston, Leicestershire

- THREE BEDROOM SEMI-DETACHED HOME
  - LOUNGE-DINING ROOM
  - GARAGE AND DRIVEWAY
    - FAMILY BATHROOM
  - SOUGHT AFTER LOCATION
- KITCHEN-BREAKFAST ROOM
  - OFFICE AREA
  - ENCLOSED GARDEN
  - GROUND FLOOR WC
- LOCAL SHOPS, SCHOOLS AND AMENITIES

**Offers Over £285,000**

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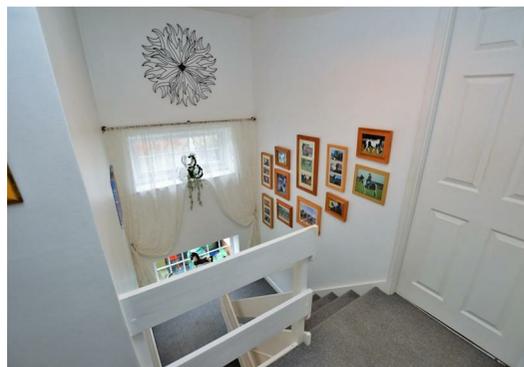
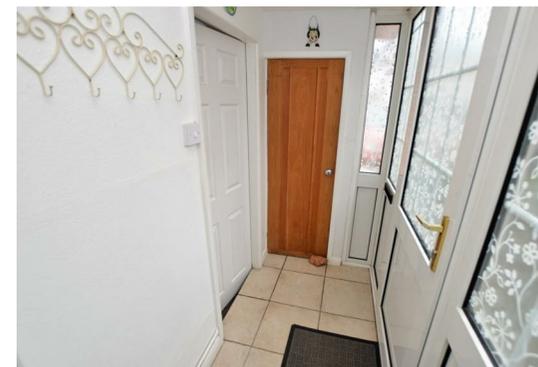
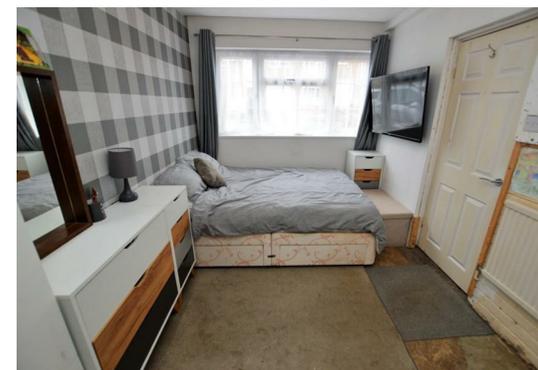
Nestled on the corner of a popular cul-de-sac near to the Little Hill Primary school, is this well presented and lovely family home.

This spacious family home is set over two floors and comprises of an entrance hall, an office which is currently being utilised as a fourth bedroom with access to the ground floor wc, a kitchen-breakfast room, an open plan lounge-dining room with French doors opening to the conservatory.

Stairs from the kitchen-breakfast room lead up to the first floor landing which gives access to all three bedrooms and the three piece family bathroom suite including a shower over the bath.

Externally the rear garden has a lawn with edged borders and block paving patio which winds round to the rear of the garage, where you could extend the property to a two storey extension, subject to relevant planning regulations. The walled front garden has decorative stone border leading to the front door and generous driveway proving ample off road parking for the property and access to the garage. The home benefits from good local public transport links to Wigston and the City, and access to local shopping, schools and amenities. To find out more about his lovely family home, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing.

Tenure Type; Freehold  
EPC Rating; TBC  
Council Tax Banding; C





A woman with long blonde hair, wearing a brown jacket, smiling with her arms crossed. The background is red. The text "Make it a great move with Hunters" is written in white. At the bottom, there is a logo for "HUNTERS" with a house icon.



## Ground Floor



## First Floor



HUNTERS ESTATE AGENTS WIGSTON

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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.



## 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>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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