



## Clayhill Field, , Wigston, LE18 3UU

- 4 spacious bedrooms
- Modern kitchen diner
- Handy utility room
- Secure garage parking
- Located in Wigston
- Detached family home
- Convenient downstairs toilet
- Lovely garden space
- Ensuite
- Viewing highly recommended

**Asking Price £450,000**



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## DESCRIPTION

A delightful four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is the impressive living kitchen diner, which provides a warm and inviting space for family gatherings and culinary adventures.

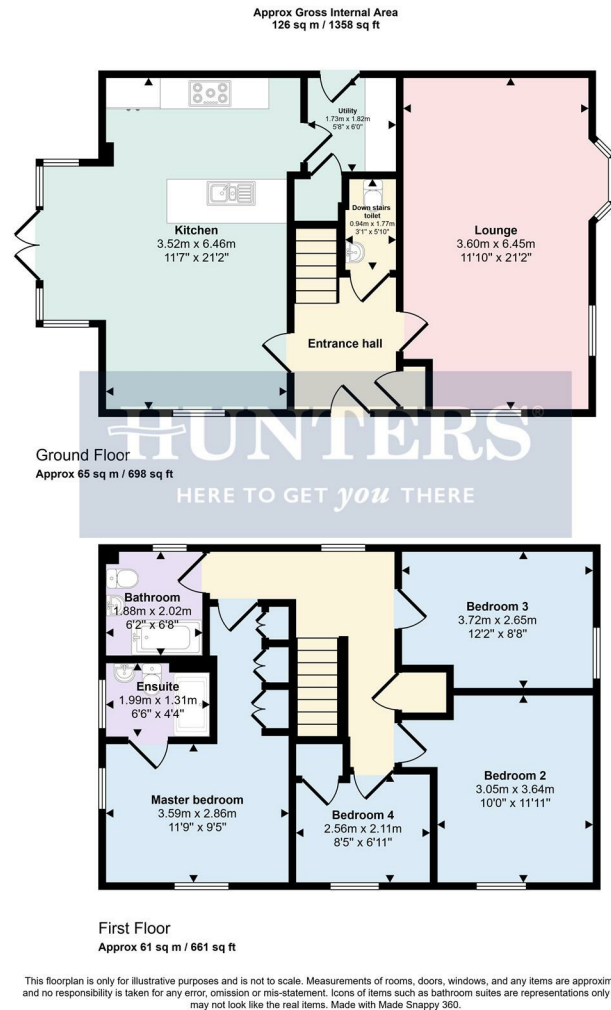
The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom features a convenient ensuite, adding a touch of luxury to your daily routine. Additionally, there is a well-appointed bathroom and a downstairs toilet, enhancing the practicality of the home.

For those who appreciate outdoor space, the garden offers a lovely area to unwind, perfect for summer barbecues or simply enjoying the fresh air. The property also includes a utility room, providing extra storage and laundry facilities, as well as a garage for secure parking or additional storage needs.

This detached house in Wigston is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming atmosphere. With its thoughtful layout and desirable features, it is an excellent opportunity for families or anyone seeking a peaceful retreat in a friendly community. Do not miss the chance to make this wonderful property your own.







### Viewings

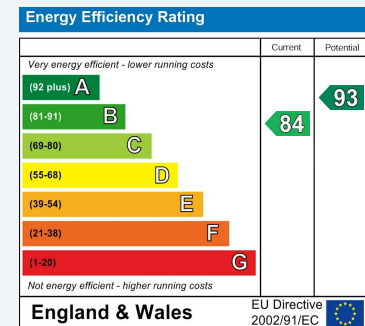
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.