



Hallcroft Avenue, Leicester

- CENTRAL VILLAGE LOCATION
- SEMI-DETACHED
- DRIVEWAY AND DETACHED GARAGE
- GROUND FLOOR CLOAKROOM
- LOCAL SHOPPING, SCHOOLS AND AMENITIES
- THREE BEDROOMS
- SCOPE TO EXTEND
- MODERN FITTED KITCHEN
- SHOWER ROOM
- SEPARATE LIVING ROOM AND DINING ROOM

Guide Price £230,000

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DESCRIPTION

Nestled within the centre of Countesthorpe village is this lovely semi-detached home that is conveniently positioned for the local shops, schools and amenities. This lovely family home comprises of an entrance hall, a downstairs wc, a living room with inset log burner, a dining room with double glazed French doors opening to the garden and a modern fitted kitchen. Stairs from the hallway lead up to the first floor landing, which gives access to all three bedrooms and the three piece shower room with an airing cupboard housing the combination gas central heating boiler, which is around a year old.

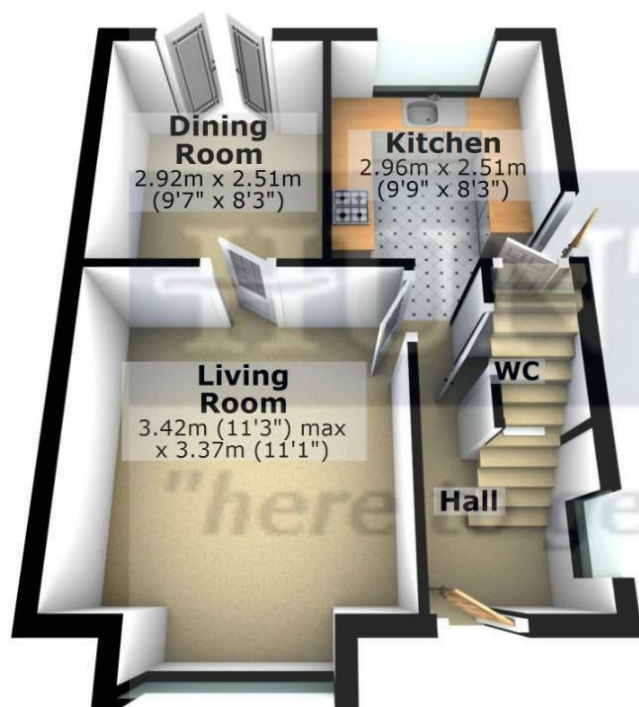
Externally the rear garden has been patio paved for ease of maintenance with garden sheds and views over the local village green. the front garden has been block paved to provide ample off road parking and gated side access to the detached garage. The property has the scope to extend, subject to planning regulations and in our opinion warrants internal viewing to appreciate the size and location it has to offer.

To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.





Ground Floor



First Floor



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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.

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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) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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