



**6 Pochins Close, Wigston, LE18 2FW**

**Offers In The Region Of £215,000**

**HUNTERS®**

HERE TO GET *you* THERE

- TWO DOUBLE BEDROOM
  - LIVING ROOM
- MODERN SHOWER ROOM
- ENCLOSED GARDEN
- EXTENDED SPACIOUS TOWNHOUSE

- LOUNGE-DINING ROOM
- KITCHEN-BREAKFAST ROOM
- ALLOCATED PARKING SPACE
- LOCAL SHOPS, SCHOOLS AND AMENITIES

Hunters are pleased to offer to market this immaculately presented and extended townhouse, that is nestled within a quiet and private road in the popular Little Hill residential area of Wigston.

This lovely home comprises on an entrance porch which opens to the modern style kitchen-breakfast room, a door leads through to the open plan lounge-dining room with opening to the living room, which gives access via double glazed French doors to the garden and benefitting from ceiling skylights to allow plenty of natural light through. Stairs from the kitchen area lead up to the first floor landing, where you will find the two well presented double bedrooms and the modern three piece shower room.

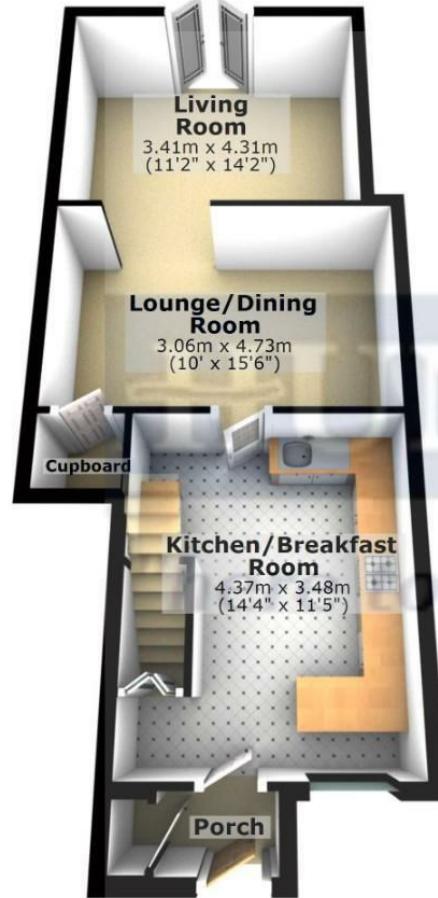
Externally the garden has been landscaped to create a low maintenance patio paving seating area and is enclosed by fencing with gated access to the rear leading to the allocated parking space.

This home is a must view to fully appreciate the space, style and location it has to offer. To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 to secure your viewing.



## Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 79.9 sq. metres (860.6 sq. feet)

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) A	86	
(81-91) B	70	
(69-80) C		
(55-68) D		
(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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