



## 9 Calverton Avenue, Wigston

- THREE DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN-FAMILY ROOM
- FOUR PIECE BATHROOM SUITE
- DRIVEWAY AND DETACHED GARAGE
- EXTENDED SEMI-DETACHED BUNGALOW
- SPACIOUS LIVING ROOM
- CONSERVATORY
- CUL-DE-SAC LOCATION

**Asking Price £310,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to offer to market this fabulous example of a traditional style, extended semi-detached bungalow that offers modern, contemporary living throughout. This well presented home is nestled within a quiet cul-de-sac within the heart of Wigston. The property is of an exceptional standard with all the main rooms being well proportioned. The home comprises of an inner hall, leading to the main hallway, which gives access to all three double bedrooms, the four piece family bathroom suite, including a separate double shower cubicle, the spacious living room, the modern open plan kitchen-family room, and positioned between the two main reception rooms is a connecting conservatory with double glazed French doors opening to the rear garden.

The private rear garden has a lawn with raised decking seating area, a vegetable garden and further patio paved seating area, while the front driveway provides ample off road parking spaces and access to the detached garage.

This amazing home in our opinion is a must view to appreciate the size, space and presentation it has to offer its next owner. To find out more about this lovely bungalow, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing.

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

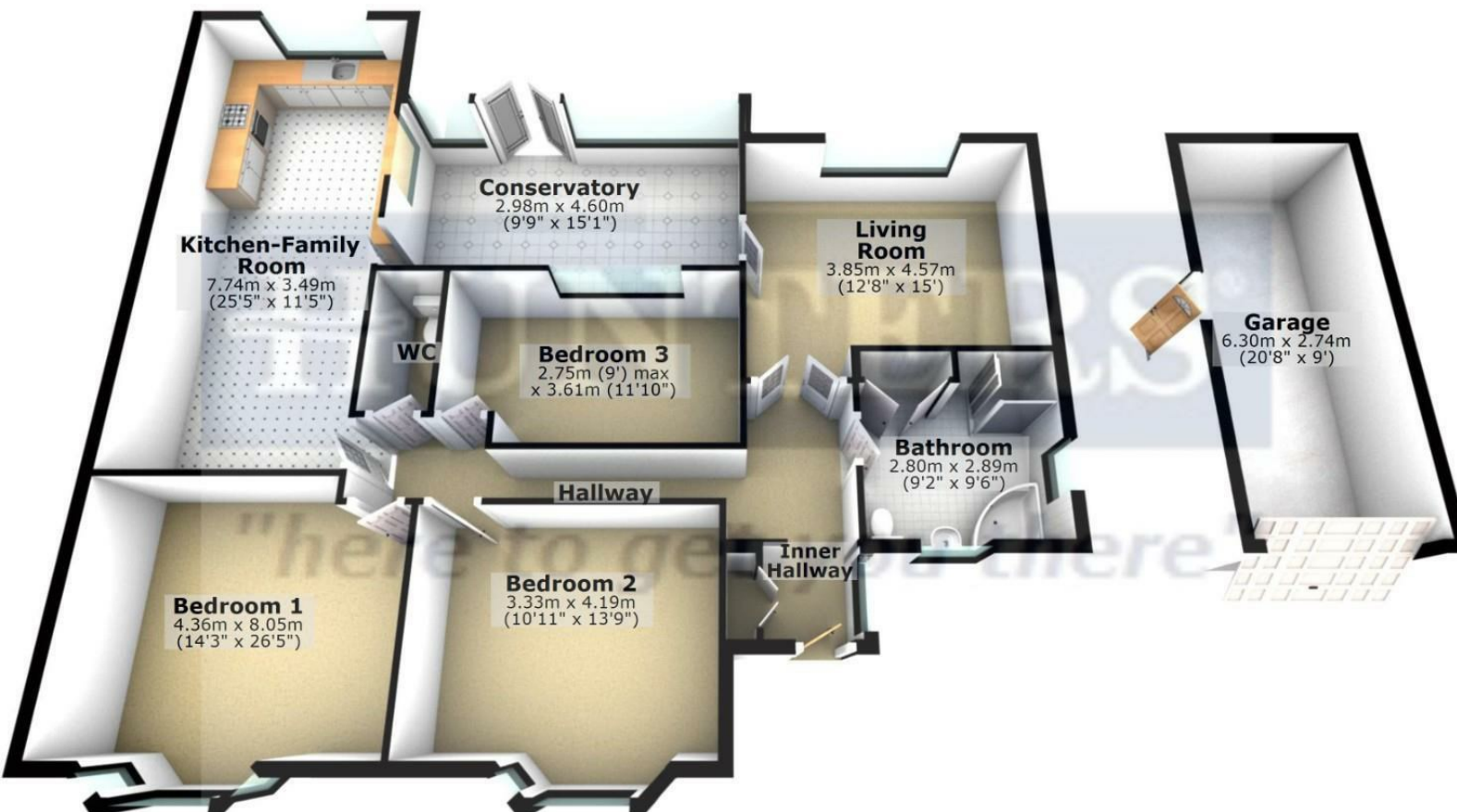








## Ground Floor



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>77</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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