



Barnstaple Close, Wigston

- Extended Four Bedroom Semi-Detached
- Dining Room
- Utility-Snug Room
- Enclosed Gardens
- Scope to further Extend
- Lounge
- Modern Fitted Kitchen
- Family Bathroom
- Driveway and Garage
- Cul-de-sac Location

£290,000

Tenure: Freehold

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Barnstaple Close, Wigston

DESCRIPTION

Welcome to this charming extended four-bedroom semi-detached home, ideally situated at the end of a desirable cul-de-sac in Wigston. This property is perfect for families, being conveniently located near excellent schools, parks, and a variety of local amenities.

As you enter, you are greeted by a spacious open-plan lounge and dining room, providing a warm and inviting space for family gatherings and entertaining guests. The modern fitted kitchen is a delight, complete with a separate utility-snug room that offers additional versatility for your daily needs.

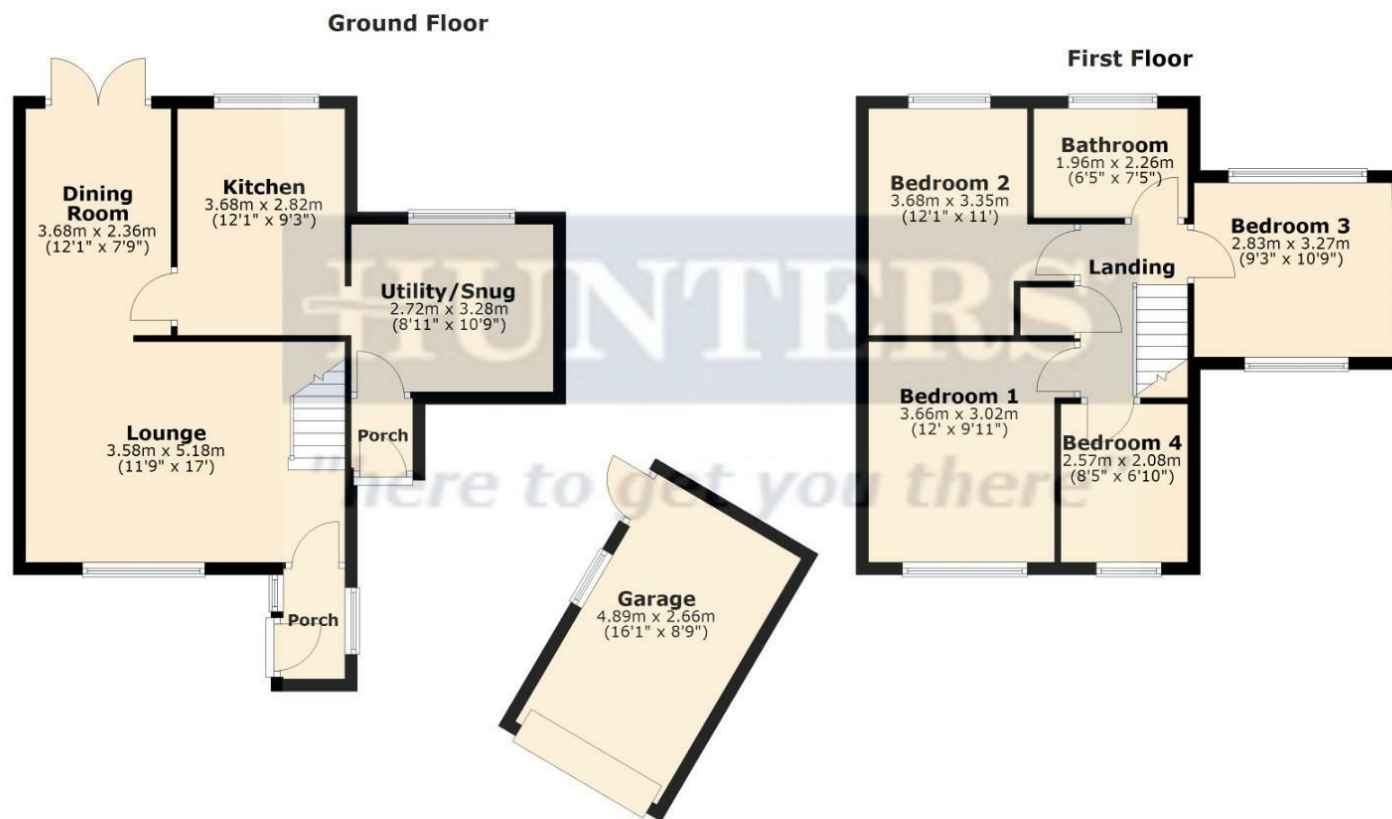
The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The modern family bathroom is designed with comfort in mind, and the home benefits from gas central heating and double glazing, ensuring a cosy atmosphere throughout the year.

One of the standout features of this home is the generous outdoor space, with gardens extending to three sides. This offers plenty of scope for further extension or simply enjoying the outdoors with family and friends. Additionally, the property includes a garage and a driveway that can accommodate up to three vehicles, providing convenience for busy households.

This semi-detached home in Barnstaple Close presents an excellent opportunity for those seeking a comfortable and spacious family residence in a sought-after neighbourhood. Don't miss your chance to make this delightful property your new home.

Call your local Hunters estate agents Wigston to find out more and arrange your viewing.





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.

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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	70		(69-80) C
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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

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