

# HUNTERS®

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## Parkstone Close

Wigston, LE18 2GH

Offers In The Region Of £285,000



Council Tax: C



# 8 Parkstone Close

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## Entrance hall

Double glazed door and window, radiator, stairs to first floor.

## Living room

15'4" x 11'9" (4.68 x 3.60)

Double glazed window, radiator, feature fireplace surround, opening to dining room.

## Dining room

10'3" x 8'2" (3.14 x 2.51)

Double glazed sliding patio doors, part panelled walls, radiator.

## Kitchen

10'4" x 9'8" (3.17 x 2.97)

Double glazed window, a range of wall and base units, worksurfaces, integrated double oven, gas hob with extractor over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for undercounter appliances, storage cupboard, central heating boiler, breakfast bar.

## Conservatory

9'1" x 8'3" (2.77 x 2.54)

Double glazed windows, double glazed French doors opening to the garden, wall mounted electric radiator.

## Landing

Double glazed window, airing cupboard, stairs to ground floor.

## Bedroom One

11'7" 11'6" (3.54 3.52)

Double glazed windows, built in cupboard, fitted wardrobes and furniture, radiator.

## Bedroom Two

10'6" x 8'6" (3.22 x 2.61)

Double glazed window, radiator, fitted wardrobes.

## Bedroom Three

7'6" x 6'6" (2.31 x 2.00)

Double window, fitted wardrobe, radiator.

## Bathroom

7'4" x 5'0" (2.25 x 1.54)

Double glazed privacy windows, bath with shower over and glass panel screen, wash hand basin, low level wc, radiator, tiled splash zones, panelled walls.

## Garden office

8'3" x 7'5" (2.54 x 2.28 )

Double glazed French doors, power and lighting, storage room to rear with window.

## Garden

Lawn, summerhouse with power and lighting, stone borders, mature plants and shrubs, raised fish pond.

## Material Information - Wigston

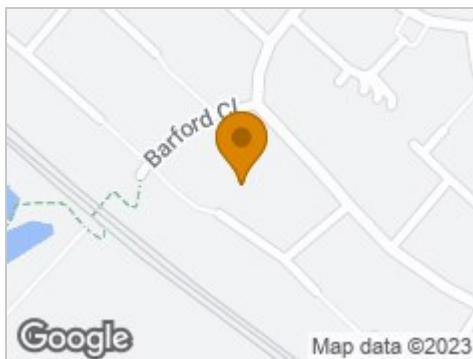
Tenure Type; Freehold

EPC Rating; B

Council Tax Banding; C



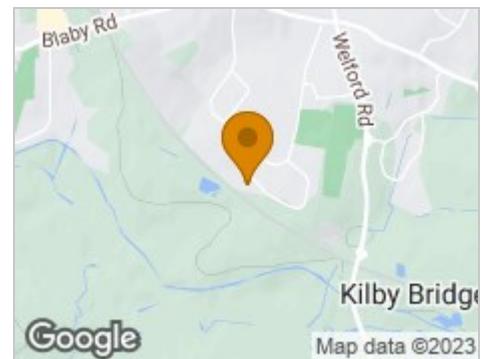
## Road Map



## Hybrid Map



## Terrain Map



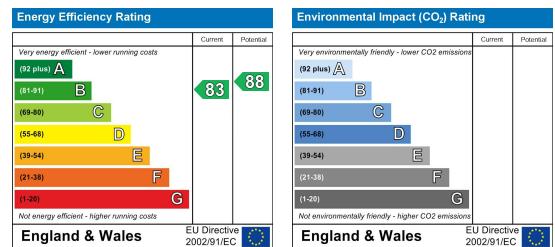
## Floor Plan



## 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 Efficiency Graph



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.