



## Glengate, Wigston, LE18 4SQ

- NO UPWARD CHAIN
- LIVING ROOM
- THREE PIECE BATHROOM SUITE
- ENCLOSED GARDEN
- TWO DOUBLE BEDROOMS
- DINING ROOM
- MODERN FITTED KITCHEN
- LOCAL SHOPS, SCHOOLS AND AMENITIES.

**Offers Over £170,000**

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# Glengate, , Wigston, LE18 4SQ - Offers Over £170,000

## DESCRIPTION

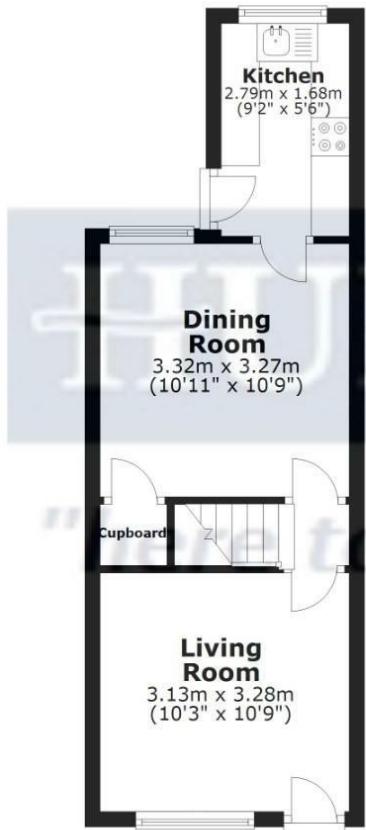
A traditional style terraced home which is ideally located for access to local shops, schools and amenities and is served by good public transport links and South Wigston train station. This lovely home is being sold with the added benefit of having no upward chain and comprises of a living room with wood flooring and a wall mounted fire place on the tiled chimney breast, a dining room with under stairs storage cupboard, wood flooring with a wall mounted fire place on the tiled chimney breast, and a modern fitted kitchen with integrated oven and hob, fridge freezer, washing machine, drinks cooler and microwave. To the first floor are two spacious double bedrooms, with bedroom two having a built in cupboard, and a three piece bathroom suite, including a mixer tap shower over the bath.

To the rear is an enclosed garden with block paving seating area, and planter wall with foliage arch opening to the garden ponds and garden shed. This property would be ideal for first time buyers or investors looking for a property to invest in. To find out more, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.





## Ground Floor



## First 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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

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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	59	
(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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