



## Brington Close, , Wigston, LE18 3QR

- Offered to market with No Upward Chain
- Spacious Lounge-Dining room
- Fitted Kitchen
- Garage and Block Pave Drive
- Cul-de-Sac
- Three Bedroom Detached Bungalow
- Shower room and a Separate WC
- Gardens to side and Rear
- 360 Virtual Tour
- Conservatory

**£325,000**

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HERE TO GET *you* THERE

# Brington Close, , Wigston, LE18 3QR

## DESCRIPTION

Situated within a desirable cul-de-sac on the Wigston Meadows, this remarkable three-bedroom detached bungalow presents an excellent opportunity for both families and those looking to downsize. The property boasts a generous internal living space, ideal for comfortable family living or entertaining guests.

Upon entering, you will find a well-appointed lounge-dining room that flows seamlessly into a modern conservatory, creating a bright and airy atmosphere. The fitted kitchen complements this home design, making it a perfect space for culinary enthusiasts. The three spacious bedrooms provide ample room for relaxation and rest, catering to the needs of a growing family or accommodating guests.

The outdoor area is equally impressive, featuring a garden adorned with plant and flower borders, alongside an artificial lawn that requires minimal maintenance. This space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, there is a courtyard, which is block paved with edged plant borders.

Additionally, the property offers the potential to modify the existing layout, allowing you to create your dream home tailored to your personal style. The block-paved driveway provides parking for up to three vehicles, while a garage with an up-and-over electric door adds to the practicality of this charming residence.

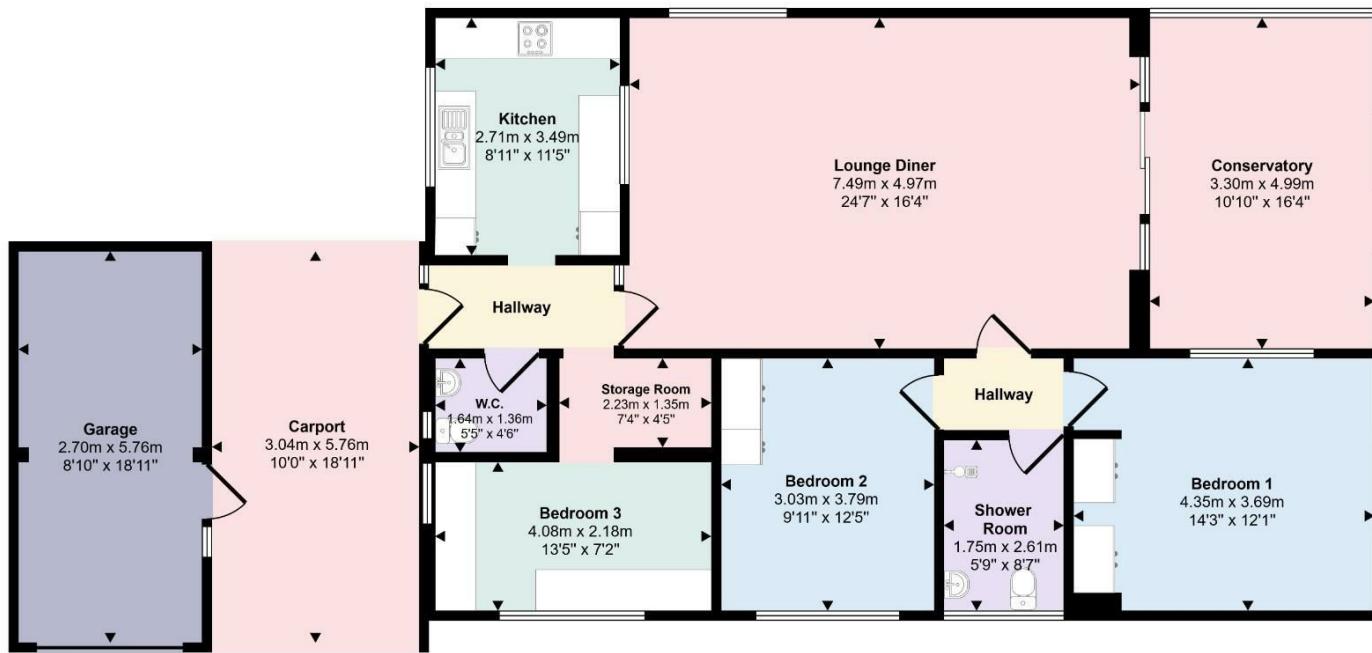
For those interested in exploring this delightful bungalow further, a 360-degree virtual tour is available, allowing you to view the property from the comfort of your own home.

To arrange an early viewing or to find out more, please contact your local Hunters estate agents in Wigston. This is a rare opportunity not to be missed.





Approx Gross Internal Area  
156 sq m / 1679 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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			81
(81-91) B			
(69-80) C			67
(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.