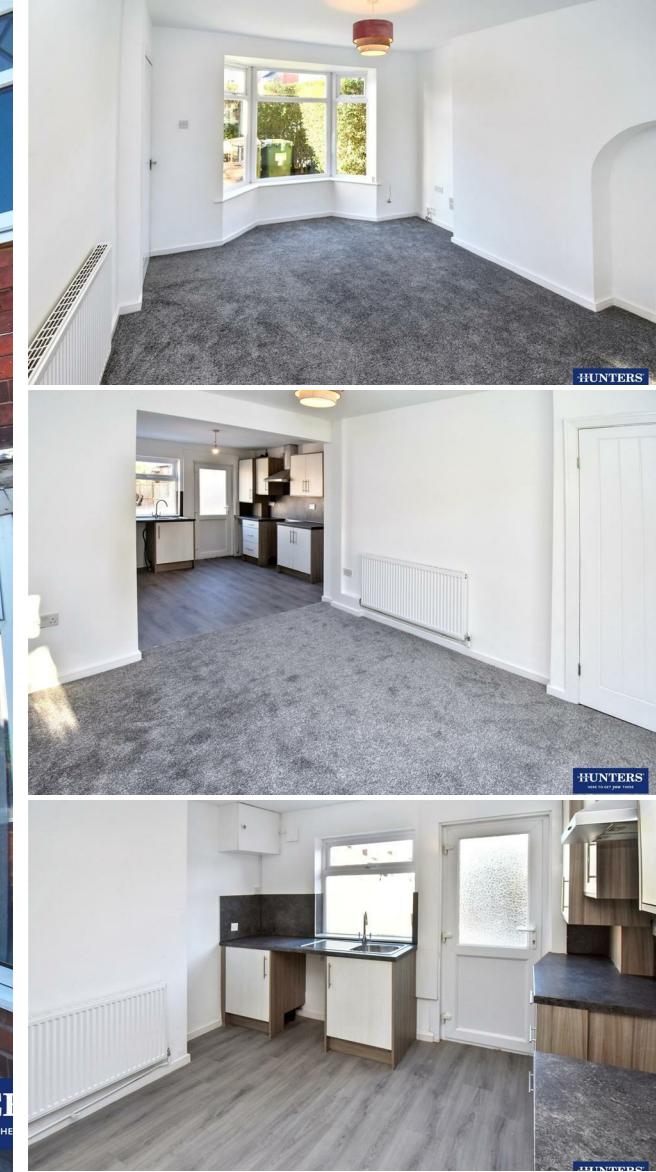




## Lansdowne Grove, Wigston

- Ready to move in condition
- Ideal for first-time buyers
- Modern fitted kitchen
- Three-piece bathroom suite
- Paved seating area
- No upward chain
- Open-plan lounge and dining
- Two double bedrooms
- Rear garden
- Gas central heating and double glazing

£190,000



Tenure: Freehold

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

# Lansdowne Grove, Winstan

## DESCRIPTION

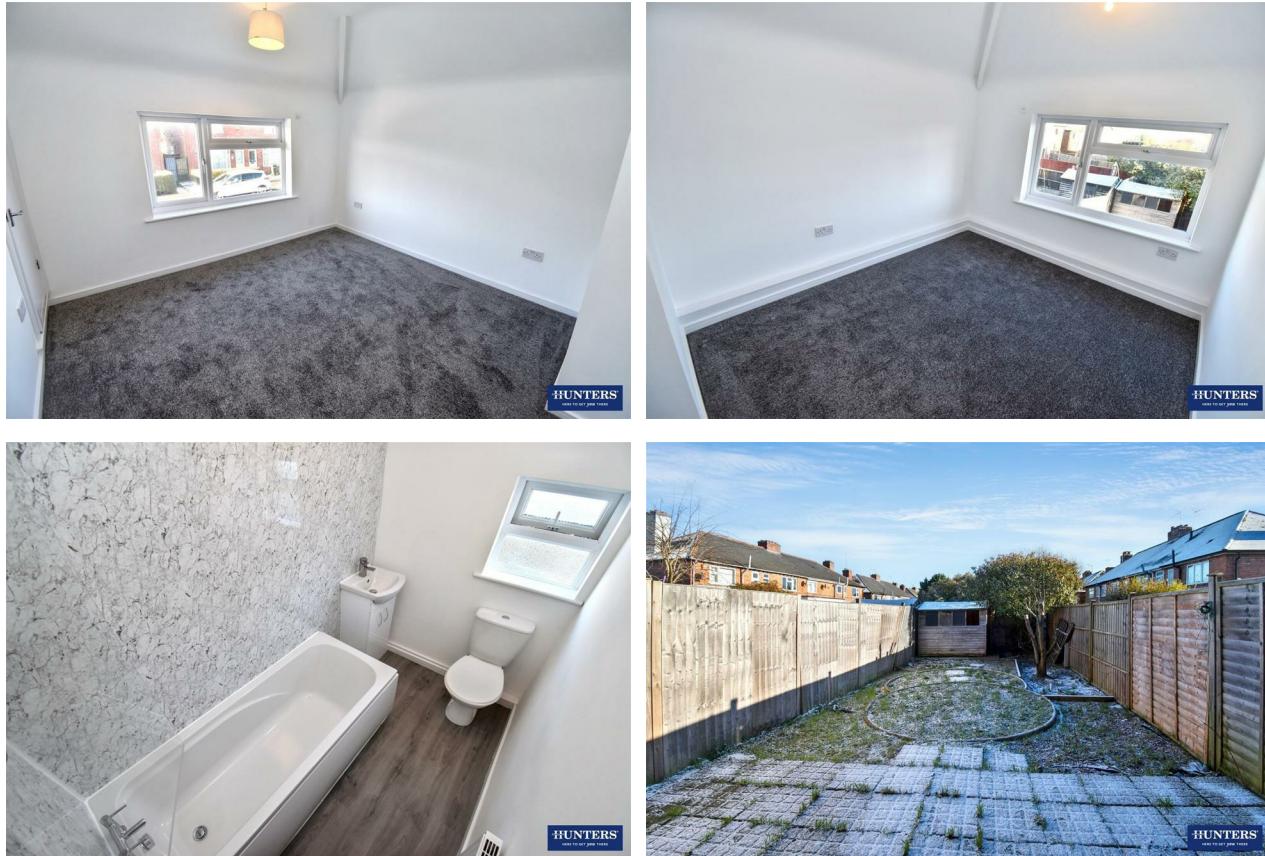
This delightful terraced house is an excellent opportunity for first-time buyers or savvy investors looking to expand their portfolio. Presented in a ready-to-move-in condition, this property allows you to simply unpack and start enjoying your new home without delay.

Upon entering, you are welcomed into a spacious open-plan lounge-dining area that seamlessly flows into a fitted kitchen, creating a perfect space for both relaxation and entertaining. The thoughtful layout ensures that the heart of the home is both functional and inviting. Ascending the stairs from the hallway, you will find two well-appointed double bedrooms, each offering ample space and natural light, making them ideal for restful nights.

The modern three-piece bathroom suite, complete with a shower over the bath, adds a touch of contemporary style and convenience to your daily routine.

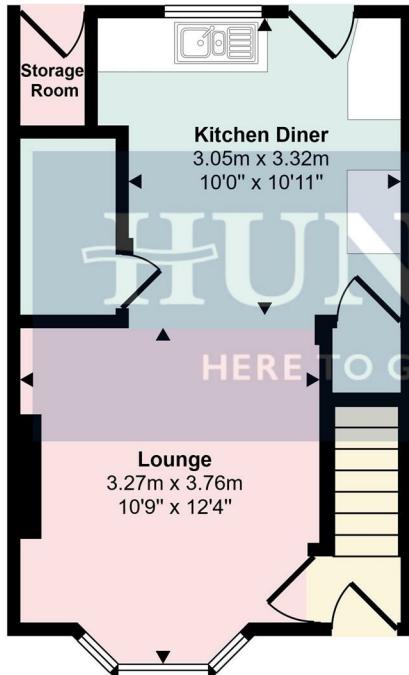
Externally, the property boasts a lovely rear garden, featuring a well-maintained lawn and a paved seating area, perfect for enjoying the outdoors. The garden is enclosed with fence panelling, providing privacy and security, and includes gated access leading to the front of the home.

Offered to the market with no upward chain, this property is a rare find and is sure to attract considerable interest. For those keen to explore this wonderful opportunity further, please do not hesitate to contact your local Hunters estate agency to arrange a viewing. This charming home is ready and waiting for you to make it your own.



Approx Gross Internal Area  
59 sq m / 633 sq ft

Council Tax: A



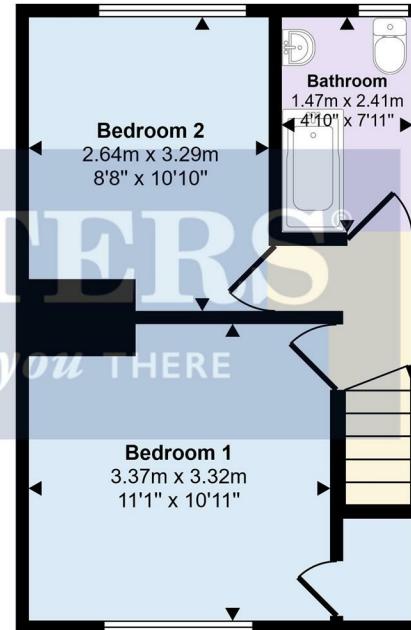
Ground Floor

Approx 30 sq m / 322 sq ft

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.

First Floor

Approx 29 sq m / 311 sq ft



## 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:

wigston@hunters.com <https://www.hunters.com>



## 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		82
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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