



Barge Close, , Wigston, LE18 4NP

- No Upward Chain
- Three Bedrooms
- Garage and Driveway
- Cul-De-Sac
- Gas Central Heating and Double Glazing
- Detached home
- Family Bathroom
- Enclosed Garden
- Kitchen-Diner

Asking Price £235,000



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DESCRIPTION

Being sold with no upward chain is this lovely detached family home that is nestled within a quiet cul-de-sac and conveniently located for access to local shops, schools and amenities. The property comprises of an entrance hallway with doors off to the open plan kitchen-diner, and the spacious living room with views over the garden and direct access via a double glazed door.

Stairs from the hallway lead to the first floor landing with individual doors off to all three bedrooms and the three piece family bathroom suite which includes a shower over the bath. The loft has been boarded to create plenty of storage space.

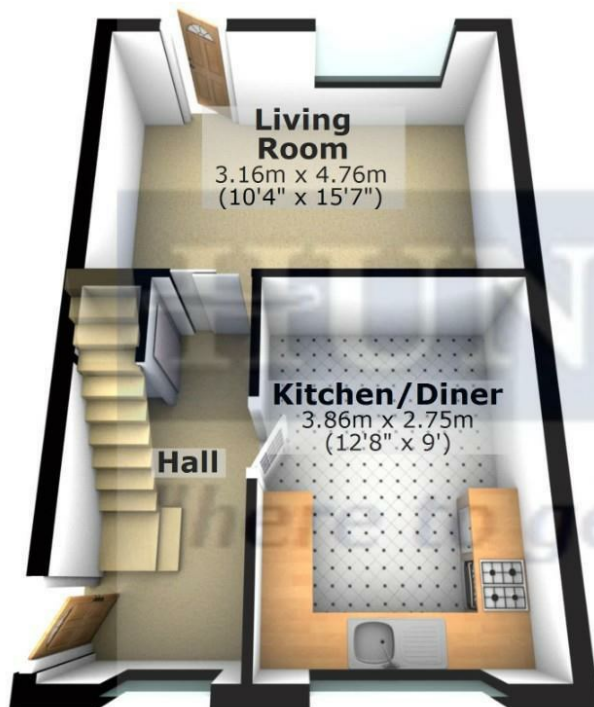
Outside, the rear garden has a lawn with edged plant borders, patio paving and a detached garage and driveway.

The property is being sold with having no upward chain and benefits from gas central heating and double glazing. To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.

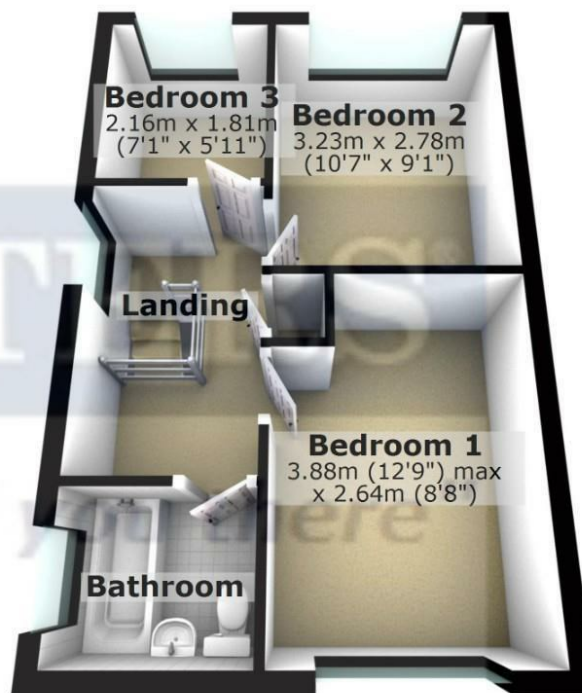




Ground Floor



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.

Viewings

Please contact 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		
(81-91) B		
(69-80) C		
(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.