



## Pochins Bridge Road, , Wigston, LE18 4NR

- Four Bedroom Detached Family home
- Lounge-dining room
- Integral Garage, Driveway with Electric Vehicle(EV) Charging point
- Popular Location
- Family bathroom and Downstairs WC
- Ensuite to Main Bedroom and Modern Family Shower room
- Conservatory
- Enclosed Low Maintenance Garden
- Office-Study
- 360 Virtual Tour

**Offers Over £350,000**





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## DESCRIPTION

Nestled within a sought after area and close by to the local countryside and waterways this delightful detached house offers a perfect blend of comfort and modern living. With four well-appointed bedrooms, including a master suite complete with a private en-suite bathroom, this home is ideal for families seeking space and convenience.

The property boasts a spacious lounge that flows seamlessly into a generous conservatory, currently used as a dining room, providing an abundance of natural light and a lovely view of the garden. The fitted kitchen presents an opportunity for further enhancement, as it could be extended into the adjoining study, allowing for a larger kitchen and dining area, perfect for entertaining guests or enjoying family meals.

In addition to the impressive living spaces, the house features two well-designed bathrooms, ensuring that morning routines run smoothly for everyone. The integral garage offers secure parking, while the driveway with EV Charging point can accommodate up to four vehicles, making it a practical choice for families with multiple cars.

The enclosed garden is thoughtfully designed for ease of maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

For those who wish to explore this property from the comfort of their own home, a 360-degree virtual tour is available. To discover more about this wonderful family home and to arrange a viewing, please contact your local Hunters estate agents in Wigston. This property is not to be missed!

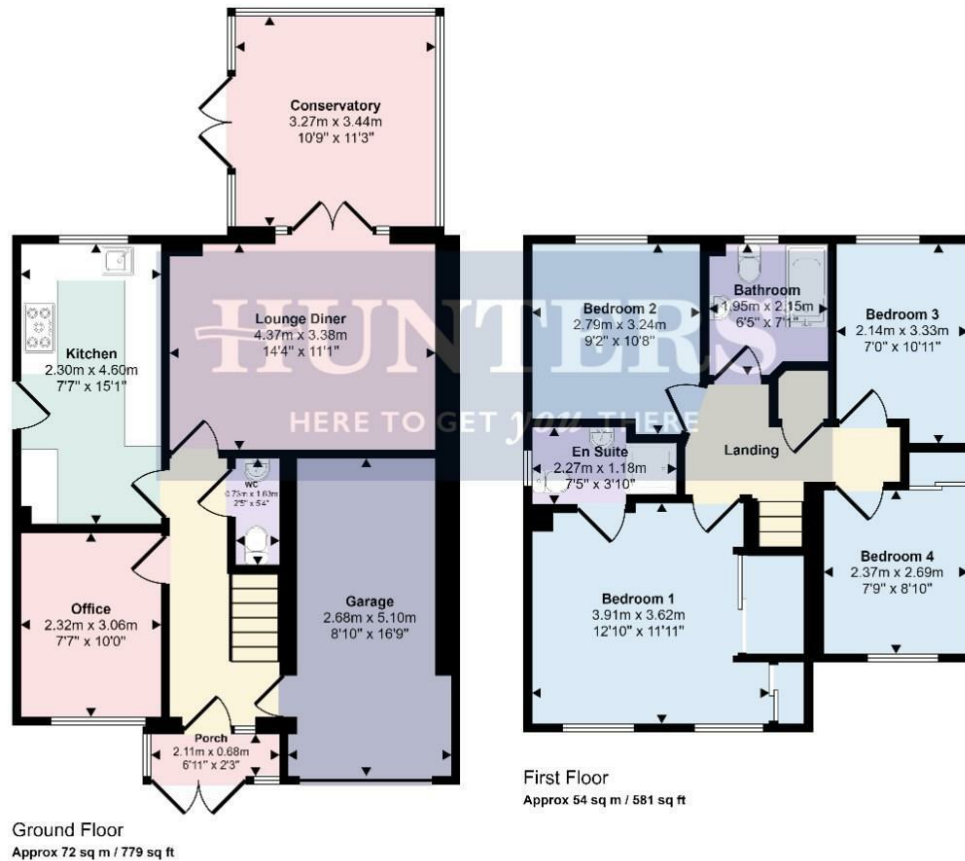








Approx Gross Internal Area  
126 sq m / 1360 sq ft



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.

### Viewings

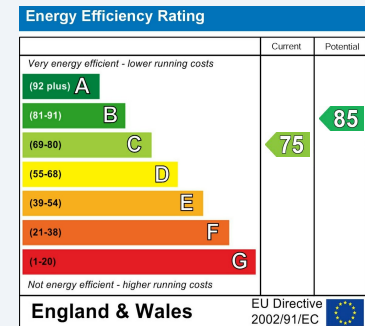
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.