



## Ruskington Drive, , Wigston, LE18 1LB

- Three spacious bedrooms
- Open plan lounge-dining area
- Integral garage and driveway
- Rear garden with patio
- Close to Knighton Park
- Extended semi-detached house
- Fitted kitchen included
- Family bathroom with shower
- Gas central heating
- Great transport links nearby

**£280,000**





# Ruskington Drive, , Wigston, LE18 1LB

## DESCRIPTION

Welcome to this well-appointed three-bedroom semi-detached home. This property is perfect for first-time buyers or families seeking a comfortable living space. The home boasts an open-plan lounge that seamlessly flows into the dining room, creating a spacious and inviting atmosphere for both relaxation and entertaining.

The fitted kitchen is practical and functional, providing ample space for culinary pursuits. Additionally, there is an integral garage and a driveway, offering convenient parking options. The family bathroom features a shower over the bath, catering to the needs of a busy household.

Step outside to discover a lovely garden with a patio area at the rear, ideal for enjoying the outdoors during warmer months. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Situated in a vibrant community, this home is close to local shops, schools, and various amenities. Knighton Recreational Park is nearby, providing a wonderful space for outdoor activities. The property also enjoys excellent public transport and road links, making it easy to access the city, Fosse Park retail outlet, and major motorways.

This home is being sold with no upward chain, allowing for a smooth and straightforward purchase process. Additionally, there is an office-study room, which offers an additional versatile room, offering flexibility to suit your lifestyle. Don't miss the opportunity to make this delightful property your new home.

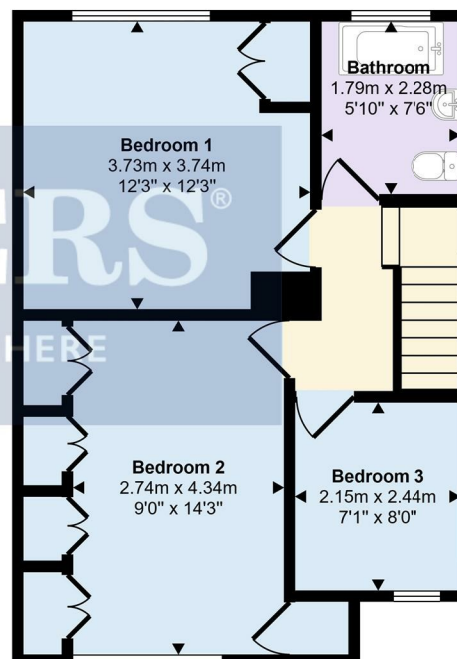








Approx Gross Internal Area  
123 sq m / 1329 sq ft



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

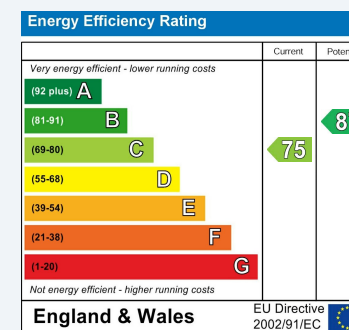
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.