



## Bakewell Road, , Wigston, LE18 1FF

- No Upward Chain
- Living room and Dining room
- Kitchen
- Scope to Extend
- Garage and Driveway
- Three bedroom Semi-detached home
- Modernisation Project
- Family Bathroom
- Enclosed garden
- Popular Residential Location.

**Offers Over £250,000**

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

# Bakewell Road, , Wigston, LE18 1FF

## DESCRIPTION

Looking for a home to put your own personal touch on? Take a look at this traditional style, bay fronted, semi-detached home that would be ideal for first time buyers and families searching for a new home that would benefit from internal updating.

This well-presented home has been lovingly cared for by the owners since purchasing from new in 1956 and comprises of an entrance porch, hallway with individual doors leading off to the bay fronted living room, dining room with patio doors opening to the garden, and kitchen with a separate pantry cupboard and door to the side leading to the rear of the gated driveway.

Returning to the hallway, stairs ascend to the first floor landing where you will find two double bedrooms, with bedroom one having a bay fronted window, a good size single bedroom, and bathroom with a separate wc.

Outside, the rear garden has the scope to extend to the rear and side, subject to relevant planning regulations and consists of fence panelling, a lawn with flower and plant borders, a detached garage, patio paving and gated driveway to the side.

The home benefits from having no upward chain and in our opinion is one not to be missed viewing, to appreciate the size, scope and location on offer.

To find out more about this home, contact your local Hunters estate agents Wigston to arrange your viewing.





Approx Gross Internal Area  
87 sq m / 934 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft

First Floor  
Approx 44 sq m / 470 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

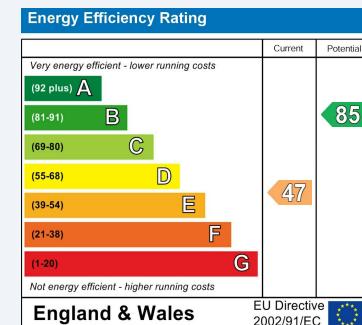
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.