



Lincoln Drive, , Wigston, LE18 4XU

- No Upward Chain
- Family Bathroom with Separate WC
- Fitted Kitchen
- Enclosed garden
- Driveway, Carport and Garage
- Three Well Appointed Bedrooms
- Lounge-diner
- Conservatory
- Scope to Extend
- 360 Virtual tour

Offers In The Region Of £270,000



Lincoln Drive, , Wigston, LE18 4XU

DESCRIPTION

Nestled within the sought after Fairfield estate, this charming semi-detached house on Lincoln Drive is a delightful find for those seeking a family home. Offered to the market with no upward chain, this property is presented in a ready-to-move-in condition, making it an ideal choice for buyers looking for convenience and comfort.

Upon entering, you are welcomed by a generous open-plan lounge-dining room, which provides a perfect space for relaxation and entertaining. A door leads from this inviting area to a conservatory, where you can enjoy views of the beautifully landscaped rear garden. The fitted kitchen, accessible from the hallway, is equipped with an integrated oven and hob, along with ample storage cupboard space, ensuring that culinary enthusiasts will feel right at home.

The first floor features three well-appointed bedrooms, providing plenty of room for family or guests. The family bathroom and a separate WC add to the practicality of this lovely home.

Outside, the rear garden boasts an artificial lawn bordered by stone chips, creating a low-maintenance outdoor space perfect for gatherings or quiet moments. Additionally, the property includes a driveway, a carport, and a garage, offering ample parking and storage solutions.

This property truly represents a wonderful opportunity for those looking to settle in a sought-after area. To fully appreciate all that this home has to offer, we invite you to book an accompanied viewing through your local Hunters estate agents in Wigston. A 360-degree virtual tour is also available for your convenience.

Don't miss out on this fantastic opportunity!





Approx Gross Internal Area
140 sq m / 1510 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, 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		85
(69-80) C	70	
(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.