



## Repton Road, Wigston

- DETACHED THREE BEDROOM HOME
- POPLAR LOCAION
- DINING ROOM
- ENCLOSED GARDEN AND PATIO
- FITTED KITCHEN

- SCOPE TO EXTEND
- LIVING ROOM
- MODERN BATHROOM SUITE
- DRIVEWAY AND DETACHED GARAGE
- IMMACULATLY PRESENTED

**Asking Price £340,000**

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



# Repton Road, Wigston

## DESCRIPTION

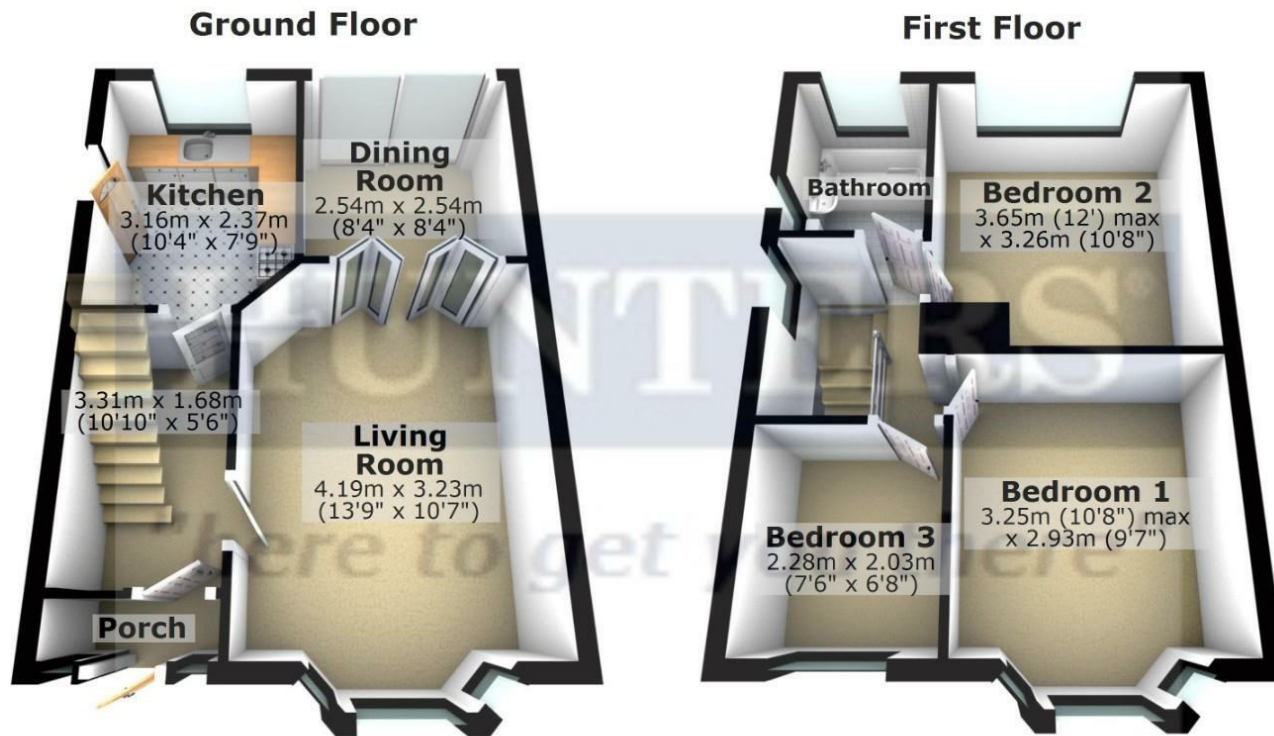
Hunters are delighted to offer to market this immaculately presented detached home that is nestled within the heart of Wigston and close by to local shops, schools and amenities. This beautiful detached home comprises of an entrance porch, a hallway, an open plan living-dining room with partition bi-fold doors and patio doors to the rear, opening to the garden and a fitted Kitchen. Stairs from the hallway lead up to the first floor, where you are presented with two double bedrooms with built in wardrobes, a further single bedroom, which easily accommodates bunk beds and the modern three piece family bathroom suite, including a shower over the bath. Externally the rear garden is mainly lawn with decorative stone border and patio paving seating area. The front driveway provides ample off road parking for the home and access to the detached garage. In our opinion this lovely family home has the scope to extend and internal viewing of property is highly recommended to appreciate the size, space and scope it has to offer its next owner. To find out more about this home, call Hunters on 0116 3660660 and arrange your early viewing.











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.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

44 Blaby Road, South Wigston, LE18 4SD  
Tel: 0116 366 0660 Email:  
wigston@hunters.com <https://www.hunters.com>



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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.

