

## Midland Cottages, Wigston

- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- DINING ROOM
- PRIVATE RESIDENTIAL ROAD
- ENCLOSED GARDEN
- PRESENTED IN MOVE IN CONDITION
- GALLEY STYLE MODERN KITCHEN
- SPACIOUS LIVING ROOM
- MODERN BATHROOM SUITE

**Offers Over £180,000**

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# Midland Cottages, Wigston

## DESCRIPTION

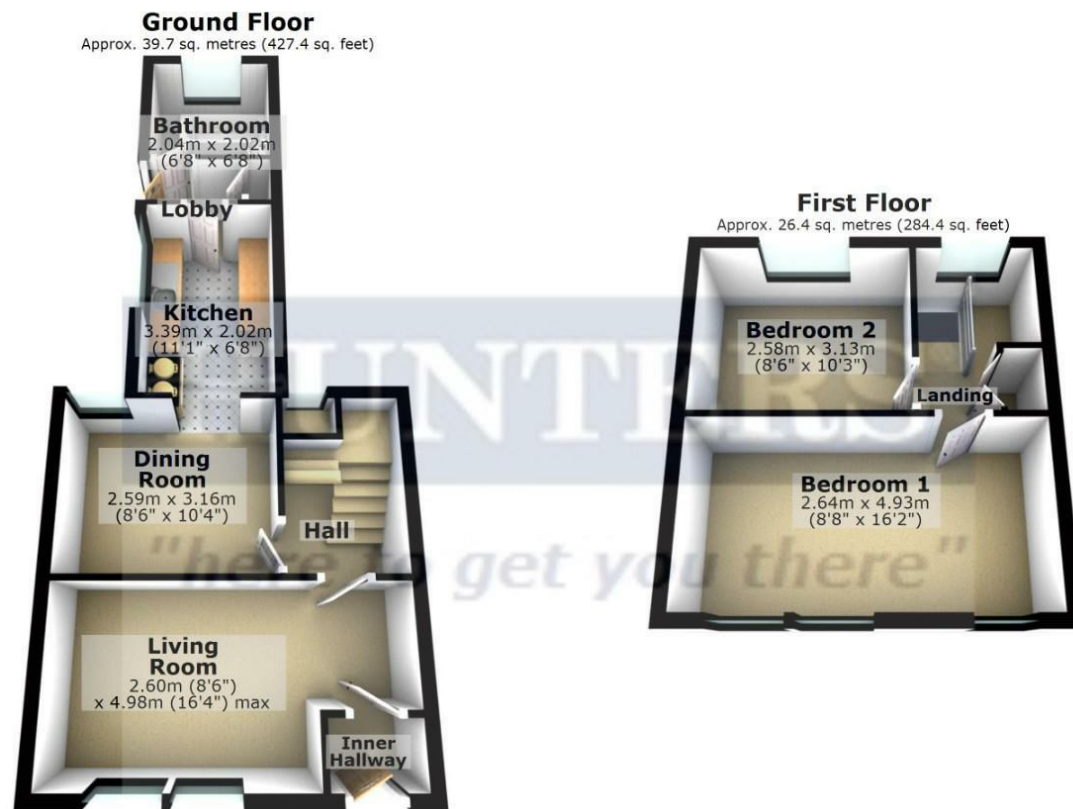
Built around 1872 is this fabulous character cottage that has been modernised internally for contemporary living within a traditional style property. This lovely home is nestled within the Midland Railway Cottages on a private residential road with great access to all local shops, schools and amenities. The home comprises on an inner hall, a spacious living room, a dining room with opening to the galley style kitchen and a lobby to the rear with access to the garden and three piece bathroom suite. Stairs from the hall wind up and around to the first floor landing, which gives access to the two double bedrooms.

Externally the rear garden is enclosed with a patio-terrace and some decorative stone borders with brick built storage shed. This character home has the scope to alter the existing layout or extend, subject to relevant planning regulations and in our opinion warrants internal viewing to appreciate the style, size and space it has to offer.

To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing.







Total area: approx. 66.1 sq. metres (711.7 sq. feet)

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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.

## 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.

## 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

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