



Hortons Close, Leicester

Hunters are delighted to offer to market this stunning example of a modern detached bungalow, which offers contemporary living space throughout for years to come. This superb detached home comprises of an entrance hallway with cupboard housing the central heating boiler and underfloor heating system controls, a modern fitted kitchen breakfast room with integrated appliances and quartz worksurfaces. Sliding pocket doors lead into the living room with wood burner fire and double glazed French doors opening to the garden. Along the hallway are two double bedrooms with bedroom two being utilised as a dining room, a further single bedroom which is being used as a home office and a sumptuous four piece bathroom suite including a separate double shower cubicle with raindrop shower head and glass panel screen.

Externally the rear garden has a lawn with block paved patio paving and some mature plant and shrubs. The front garden has a lawn with a block paved driveway which provides ample off road parking and access to the detached garage with up and over electric door.

This home is truly exceptional and internal viewing is highly recommended to appreciate the style, quality of fixtures and fittings and space it offers its next owner. To find out more about this home, call you local Hunters estate agents Wigston on 01163660660 and arrange your accompanied viewing.

Offers In The Region Of

Council Tax: C



Hortons Close, Leicester

DESCRIPTION

Entrance hallway

Composite front door, underfloor heating, storage cupboard with central heating boiler

Kitchen-breakfast room

14'1" x 9'3"

Double glazed window, a range of modern wall and base units, quartz worksurfaces, breakfast bar, integrated Neff oven and hob with extractor over, integrated fridge-freezer, integrated dishwasher, space for washing machine, inset stainless steel sink with mixer tap, underfloor heating, double sliding pocket doors to living room.

Living room

12'7" x 13'8"

Double glazed French doors opening to the garden, log burner, underfloor heating.

Bedroom One

14'10" x 11'5"

Double glazed window, double glazed French doors, opening to the garden, fitted wardrobes and furniture, underfloor heating.

Bedroom Two/dining room

12'2" x 11'6"

Double glazed window, fitted cupboard/wardrobe, underfloor heating, currently being utilised as a dining room.

Bedroom Three/office

8'11" x 7'1"

Double glazed window, underfloor heating, currently being utilised as a home office-study

Bathroom

11'4" x 9'1"

Double glazed window, Double shower cubicle with glass panel screen and raindrop showerhead, panel bath with mixer tap shower attachment, wall mounted drawer unit with integrated wash hand basin, low level wc, underfloor heating.

Garden

Lawn with mature plants and shrubs, patio.

Garage

18'4" x 10'4"

Up and over electric door, double glazed window and door, power and lighting.

Material Information - Wigston

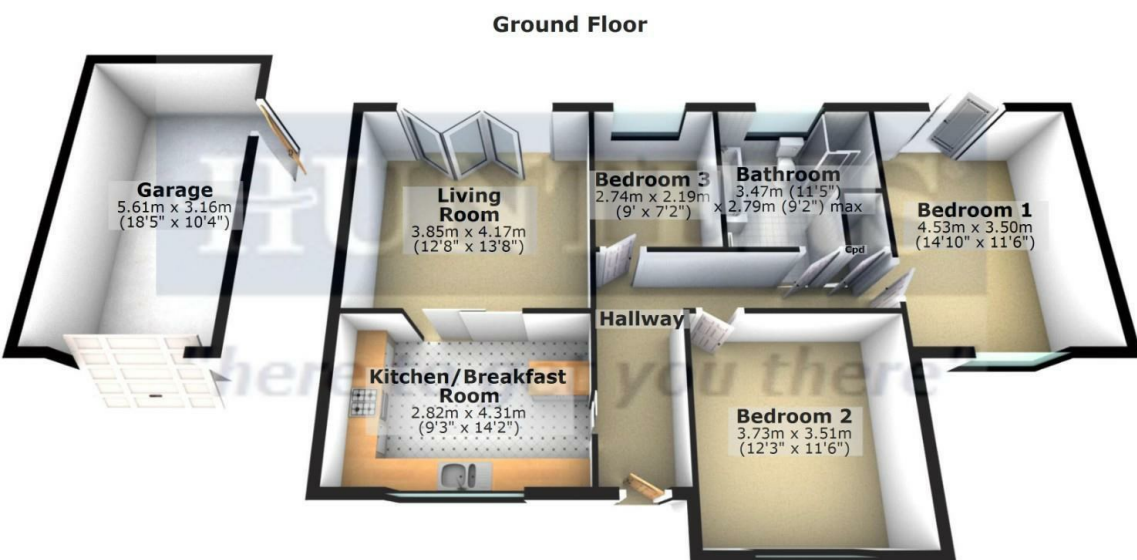
Tenure Type; Freehold

EPC Rating; B

Council Tax Banding; C







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.

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		94
(81-91) B	82	
(69-80) C		
(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.

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