



HUNTERS®
HERE TO GET *you* THERE

37 Carlton Drive, Wigston, Leicestershire, LE18 1DF

37 Carlton Drive, Wigston, Leicestershire, LE18 1DF

Offers Over £200,000

Please note, this property is only available to cash offers

Being sold with no upward chain is this semi-detached home situated in a sought after road within Wigston Magna, The property is in need of a back to brick refurbishment and would make a great modernisation project. The property comprises of a porch, an entrance hallway, a living room with bi-fold doors opening to the dining room and a kitchen area. To the first floor are two double bedrooms, a single bedroom and a bathroom with a separate wc.

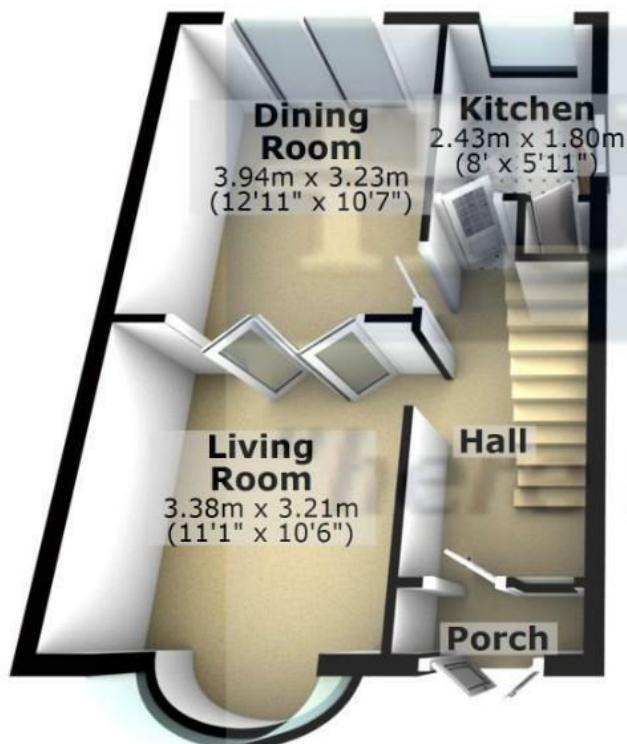
Externally there is a garden to the rear with a detached garage with a separate store area and wc. The front driveway provides parking for the property and access to the rear garden via double gates.

The property has the scope to extend or alter the existing layout, subject to relevant planning regulations and would make a great home once modernised .

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

**Please note Probate has been applied for on this property.

Ground Floor



First Floor



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.

Porch

Part glazed French doors.

Hallway

Radiator, stairs to first floor, under stairs storage cupboard

Living room

11'1" x 10'6"

Double glazed bay window, feature fireplace, radiator, bi-fold doors to dining room.

Dining room

12'11" x 10'7"

Double glazed sliding patio doors, radiator, feature fireplace and surround.

Kitchen

7'11" x 5'10"

Glazed bay window, sink unit, pantry, door to side garden.

Landing

Stairs to ground floor, glazed window.

Bedroom One

13'0" x 10'7"

Glazed window, radiator.

Bedroom Two

11'1" x 9'7"

Double glazed bay window, radiator.

Bedroom Three

7'6" x 7'1"

Double glazed window, radiator.

Bathroom

6'1" x 5'11"

Glazed window, panel bath, was hand basin, radiator.

WC

Plumbing for low level wc, glazed window.

Garage

16'11" x 7'9"

Garage, external wc and store room.

Garden

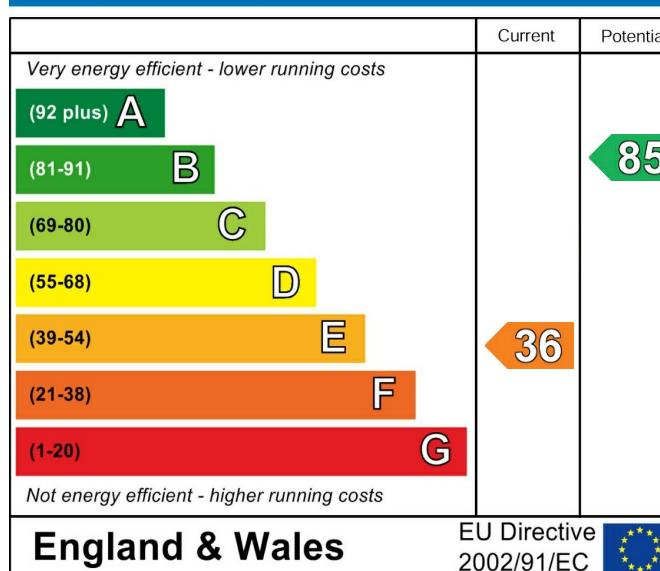
Garden

Material Information - Wigston

Tenure Type; Freehold

EPC Rating: TBC

Council Tax Banding; C

Energy Efficiency Rating

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. 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.



