



## Castleton Road, Wigston

- NO UPWARD CHAIN
- EXTENDED SEMI-DETACHED HOME
- DINING ROOM
- GENEROUS GARDEN

- FOUR BEDROOMS
- LIVING ROOM
- KITCHEN
- GARAGE AND DRIVEWAY

**Offers Over £300,000**



# Castleton Road, Wigston

## DESCRIPTION

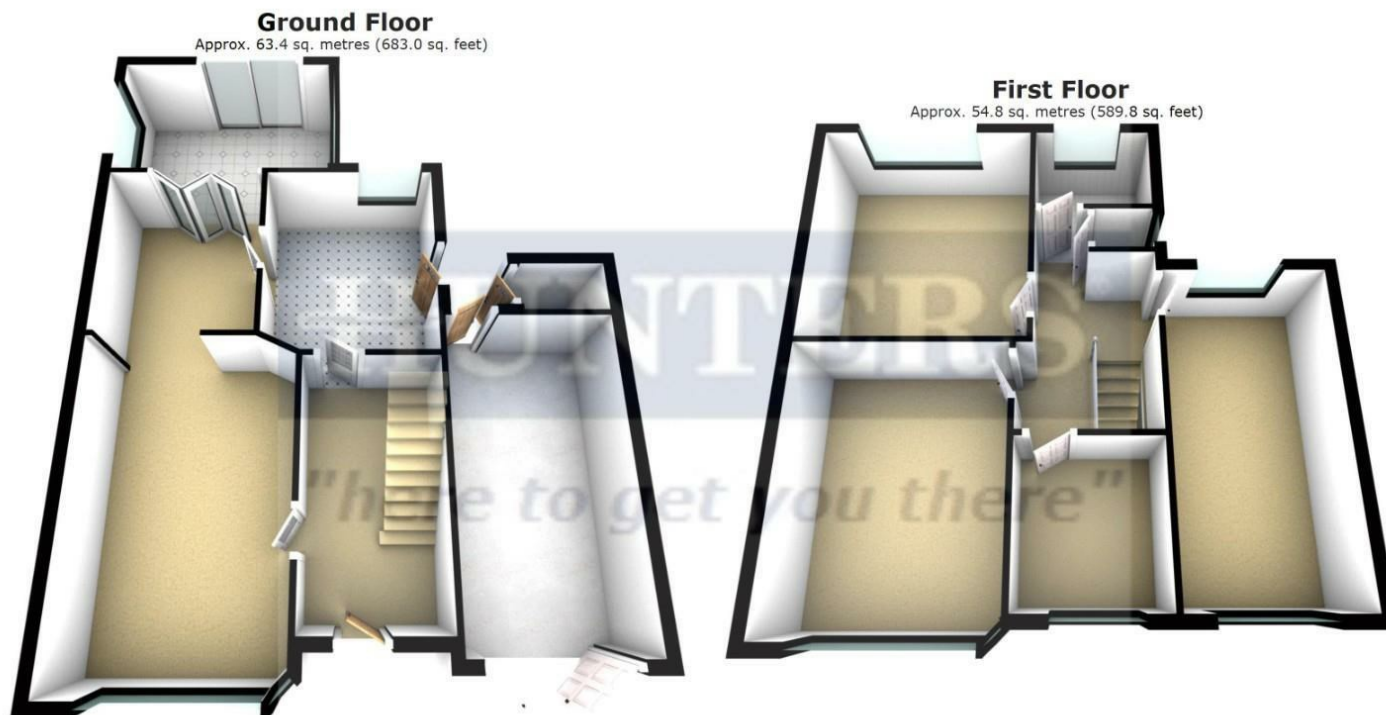
Nestled within the heart of Wigston is this lovely extended semi-detached home, which is ideally situated for local shops, schools and amenities and with good road links to the city and local motorways. This family home comprises of an entrance hallway, living room with opening through to the dining room, a fitted kitchen and a sun room to the rear. Stairs from the hallway lead up to the first floor, where there are three double bedrooms, a bathroom and separate wc. Externally the generous rear garden has the scope to extend into, subject to relevant planning regulations and has a lawn with patio seating area, an greenhouse and garden shed with some mature plants and shrubs. Additionally there is an external brick built wc and secure door access to the garage. The walled front garden has an array of plants and flowers and paved driveway which gives access to the garage. This home would be ideal for a growing family and in our opinion warrants internal viewing to see the space and scope it has to offer. To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 and secure your viewing.











Total area: approx. 118.2 sq. metres (1272.7 sq. feet)

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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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.

