



## Dobson Close, , Wigston, LE18 3UQ

- Four bedroom detached home
- Modern detached Barratt Home
- Family bathroom
- Enclosed garden
- Downstairs wc
- Open plan kitchen-dining room
- Living room
- En-suite shower room
- Garage and driveway

**Offers Over £410,000**

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# Dobson Close, , Wigston, LE18 3UQ - Offers Over £410,000

## DESCRIPTION

Nestled within the new residential Barratt Homes development in Wigston is this fabulous detached home that is presented in ready to move into condition.

The modern detached family home offers plenty of living space being set over two floors and comprises of an entrance hallway, a spacious living room, a contemporary open plan kitchen dining room with integrated appliances, peninsula breakfast bar, a separate storage cupboard with plumbing for a washing machine and a downstairs wc. Stairs from the hallway lead up to the first floor landing, which gives access to all four bedrooms with fitted wardrobes in three of the rooms and a private en-suite shower room off bedroom one, the modern fitted family bathroom has a panel bath with shower over, a wash hand basin and low level wc.

Outside, the rear garden is enclosed with panel fencing with a lawn and edged flower and plant borders, gated access to the side opens on to the tandem driveway and detached garage.

This modern family home benefits from gas central heating and double glazing and is rated B on the EPC. In our opinion, viewing is highly recommended to see the space, specification and location this home has to offer.

To find out more call your local Hunters estate agents Wigston and arrange your accompanied viewing.

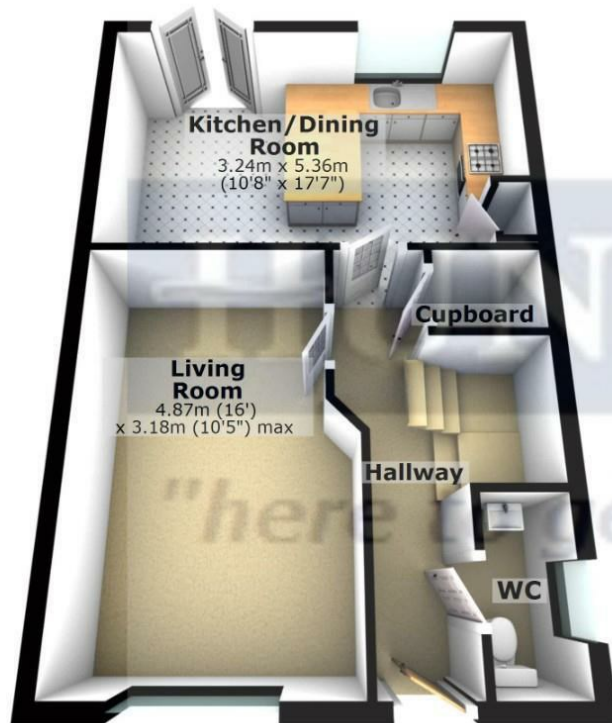




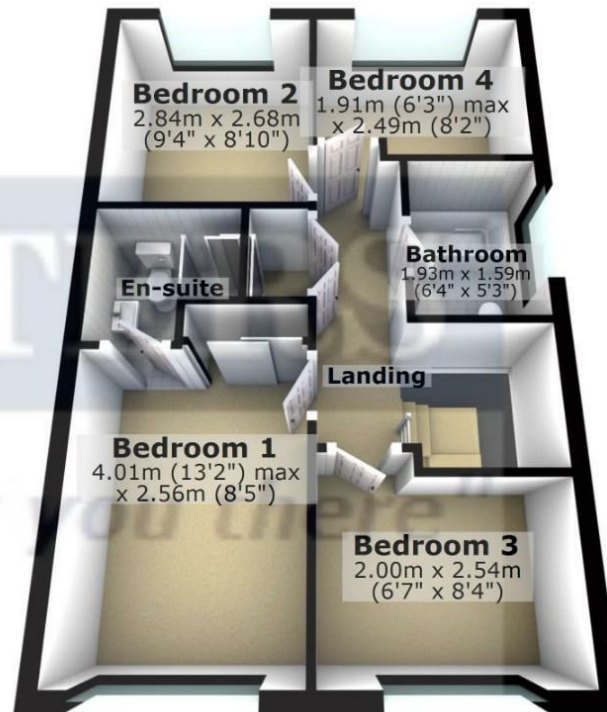




## Ground Floor



## 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.

## 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>94</b>
(81-91) <b>B</b>	<b>83</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		
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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