



10 Windlass Drive, Wigston

- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- OPEN PLAN CONTEMPORARY KITCHEN-FAMILY ROOM
 - SEPARATE DINING ROOM
- MODERN FAMILY BATHROOM SUITE
 - EN-SUITE TO MASTER BEDROOM
- FOUR DOUBLE BEDROOMS
 - SPACIOUS LOUNGE
 - STUDY/HOME OFFICE
- DRIVEWAY AND GARAGE
- LOCAL COUNTRYSIDE AND WATERWAYS

Asking Price £385,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to bring to market this immaculately presented detached family home, which offers plenty of contemporary living space set over two floors. This impressive modern home is situated on the very desirable Waterside Gardens residential development within Wigston and in our opinion is a must see. This fabulous and spacious home would be ideal for any growing family or executive style living. This detached home comprises of an entrance hallway, a spacious lounge with connecting door to a separate dining room, an open plan modern fitted kitchen-breakfast-family room, utility area, a study/home office and downstairs cloakroom.

Stairs from the hallway lead up to the first floor landing, which gives access to all four double bedrooms with the master bedroom having its own private en-suite shower room and modern three piece family bathroom suite.

Externally the enclosed rear garden has a lawn with edge plant and flower borders and patio paved seating area. The front garden has a lawn with some small plants and shrubs with a tandem driveway leading to the garage.

This fabulous home in our opinion warrants internal inspection to appreciate the style, presentation and quality of fixtures and fittings this home has to offer. To find out more about this home, call your Local Hunters estate agents Wigston on 01163660660 and arrange your early viewing.





ENERGY PERFORMANCE CERTIFICATE

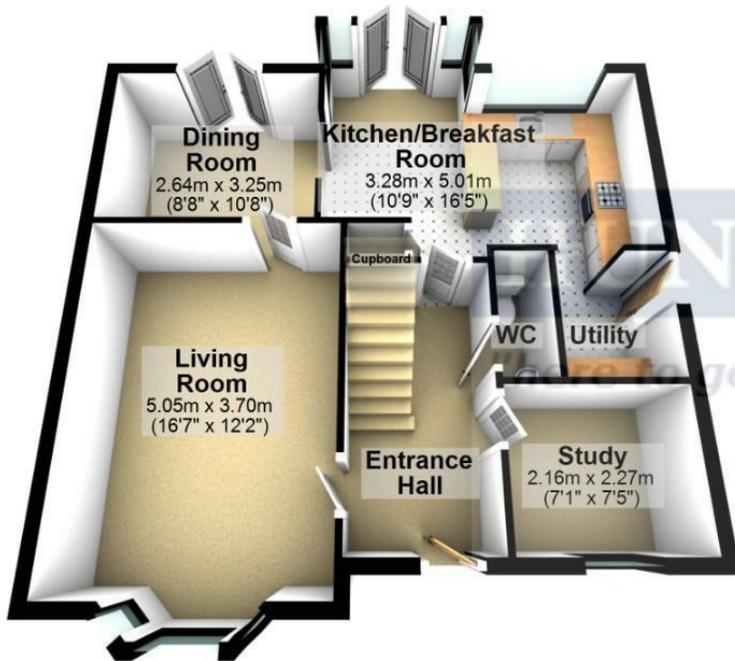
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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

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.



44 Blaby Road, South Wigston, LE18 4SD
Tel: 0116 366 0660 Email:
wigston@hunters.com <https://www.hunters.com>