



## Highgate Drive, , Leicester, Leicestershire, LE2 6HJ

- NO UPWARD CHAIN
- TRADITIONAL STYLE SEMI-DETACHED HOME
- OPEN PLAN FITTED KITCHEN-DINER WITH UNDERFLOOR HEATING
- ENCLOSURE GARDEN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LIVING ROOM WITH LOG BURNER
- MODERN FAMILY BATHROOM SUITE
- DRIVEWAY
- READY TO MOVE INTO

**Asking Price £290,000**

**HUNTERS**  
HERE TO GET *you* THERE

# Highgate Drive, , Leicester, Leicestershire, LE2 6HJ

## DESCRIPTION

A lovely example of a traditional three bedroom semi-detached home that offers a refurbished and modern interior. The home is positioned in a sought after area of Leicester with great access to the city, motorways, local schools and Wigston town centre.

The property comprises of an entrance hallway, a bay fronted living room with inset log burner, an open plan kitchen-diner with refitted modern base and wall units with complementary worksurfaces, underfloor heating and double glazed door opening to the garden.

Returning to the hallway, stairs lead up to the first floor landing, which gives access off to the two double bedrooms, a single bedroom and the modern three piece bathroom suite which consists of a P-shaped bath with shower over, vanity unit with inset wash hand basin and low flush wc.

Outside, the rear garden has the scope to be able to extend into, subject to relevant planning regulations and has a generous lawn with patio paving, some mature plants, shrubs and trees. The front walled garden has a lawn with pathway to the front door and driveway with gated access to the rear.

The home has gas central heating and double glazing and is being offered to market with no upward chain.

To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		87
(81-91)	B		
(69-80)	C		68
(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.