



Windlass Drive

Wigston, LE18 4NZ

Offers In The Region Of £350,000



- NO UPWARD CHAIN
- OPEN PLAN KITCHEN-DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION

- MODERN DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- EN-SUITE TO BEDROOM ONE
- GARAGE AND DRIVEWAY

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Offers In The Region Of



Situated on the sought after residential Waterside Gardens development is this immaculately presented detached family home, which benefits from having no upward chain. This well presented detached home comprises of an entrance hallway, which gives access to all the downstairs rooms and storage cupboard with Tribune unvented water heater, there is a spacious family living room with double glazed doors opening to the garden, a ground floor cloakroom and modern open plan fitted kitchen-diner with integrated appliances and double glazed French doors opening to the garden.

To the first floor are the three well presented bedrooms with bedroom one benefiting from its own private en-suite shower room and a contemporary three piece family bathroom suite with mixer tap shower attachment over.

Externally the enclosed rear garden has a lawn with patio paving seating area and garden path which leads to the front of the property via gated access to the driveway and garage.

This stunning home in our opinion is a must view to appreciate the style, presentation and space it offers for a growing family. To find out more about this lovely home, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.

Entrance Hallway

Double glazed door, luxury vinyl flooring, radiator, storage cupboard with Tribune unvented water heater and stairs to first floor.

Living room

17'10" x 11'3" (5.45m x 3.43m)

Double glazed window, luxury vinyl flooring, radiator, double glazed French doors opening to the garden.

Kitchen-diner

17'8" x 11'8" (5.41m x 3.56m)

Double glazed window, a range of modern fitted wall and base units, worksurfaces, stainless steel sink with mixer tap, integrated washing machine, dishwasher, and fridge-freezer, integrated oven and hob with extractor hood over, radiator, double glazed French doors opening to the garden.

Cloakroom

4'7" x 4'6" (1.42m x 1.39)

Double glazed window, wash hand basin, low level wc, luxury vinyl flooring, radiator.

Bedroom One

13'11" x 10'6" (4.25m x 3.21m)

Double glazed window, fitted wardrobes, luxury vinyl flooring, radiator, door to en-suite shower room.

En-suite shower room

Double glazed window, shower cubicle with sliding panel screen, wash hand basin, low level wc, luxury vinyl flooring, radiator.

Bedroom Two

13'0" x 10'3" (3.98m x 3.14m)

Double glazed windows, fitted wardrobes, built in cupboard, luxury vinyl flooring, radiator.

Bedroom Three

7'3" x7'6" (2.21m x2.31m)

Double glazed window, luxury vinyl flooring, radiator.

Bathroom

Double glazed window, panel bath with mixer tap shower attachment, wash hand basin, low level wc, luxury vinyl flooring, radiator

Garage

19'10" x 10'10" (6.07m x 3.31m)

Up and over garage door.

Landing

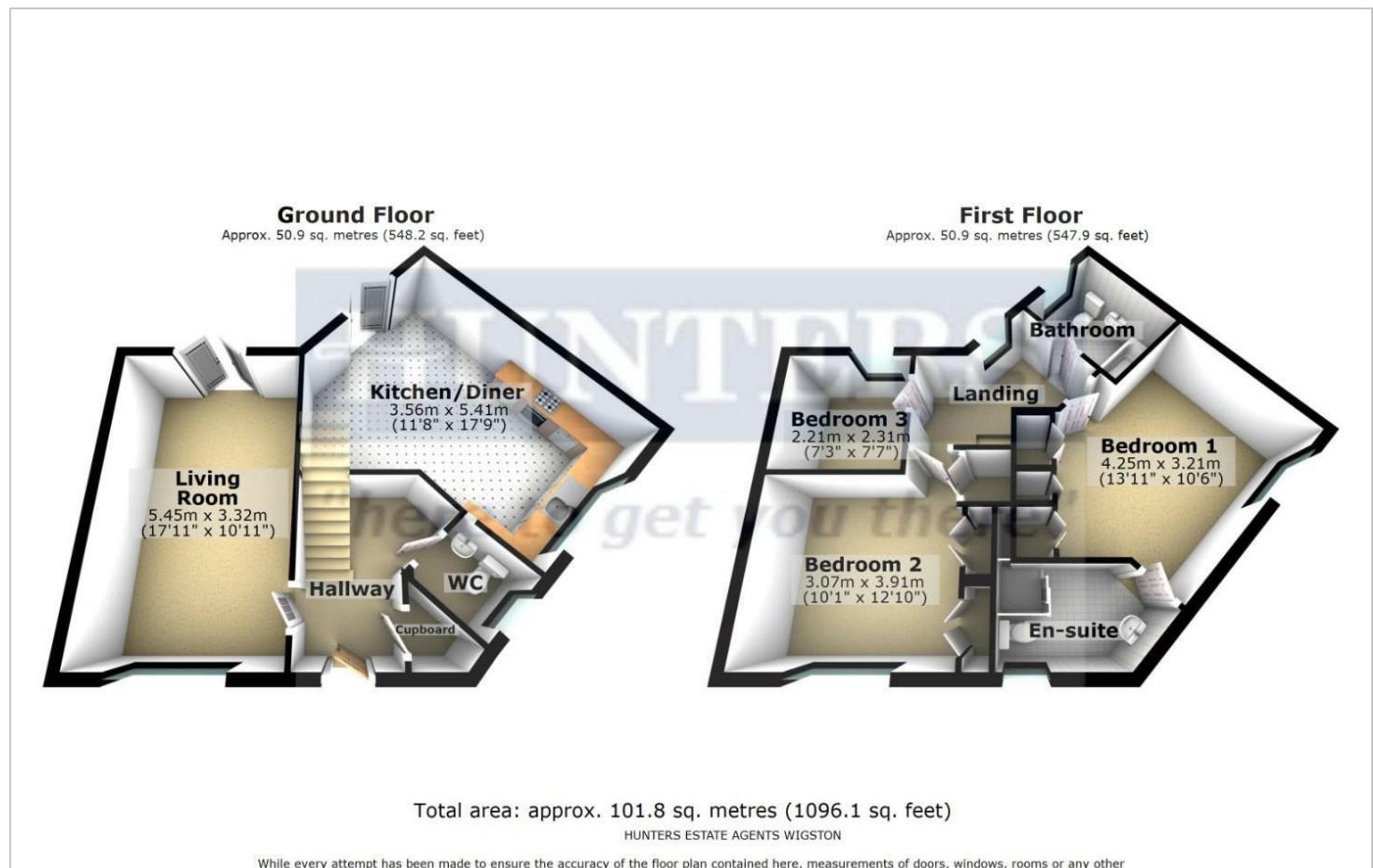
Double glazed window, stairs to ground floor, radiator.

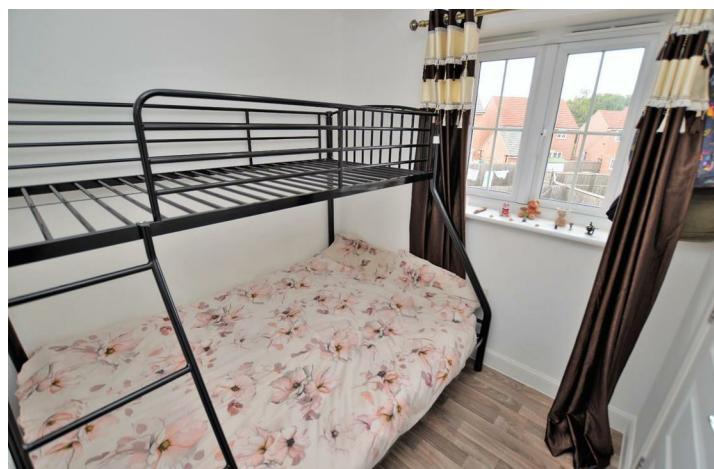
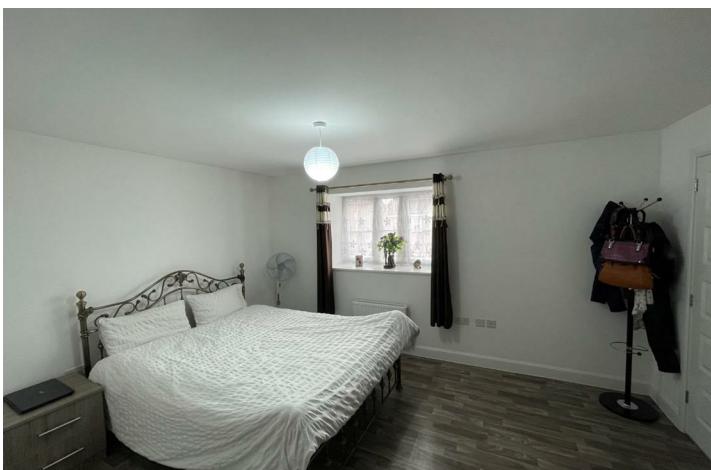
Material Information - Wigston

Tenure Type; Freehold

Council Tax Banding; C

Floorplan

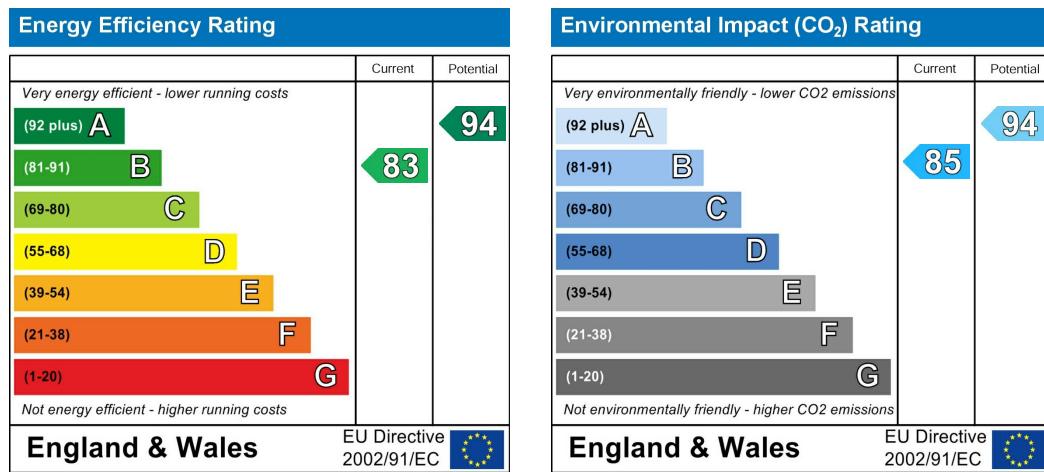




Tel: 0116 366 0660



Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

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

