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***** NO ONWARD CHAIN ***** This beautifully presented 4-bedroom detached home in the sought-after village of Wigginton is now available on the market. Recently fully refurbished in 2023, the property has had a complete rewire and a new heating system installed. Internally, the ground floor offers a welcoming entrance hall, a well-equipped dining kitchen, a spacious sitting room, and a convenient cloakroom. Upstairs, you'll find four bedrooms, including an ensuite shower room, along with an additional shower room that serves the remaining bedrooms. Externally, the front garden is low-maintenance, with gravel and a paved driveway providing ample off-street parking and access to a detached garage. At the rear, the west-facing garden overlooks open fields, offering stunning sunsets in the summer. The garden is mainly lawned, with a covered seating area, a timber summer house, and a storage shed.

Viewings are highly recommended to fully appreciate the property's excellent location and the accommodation on offer.

EPC Rating: C Council Tax Band: E

Property Description

Upon entering the property through the front door, there is a welcoming entrance hall with doors leading to the dining kitchen, sitting room, and downstairs cloakroom. A staircase provides access to the first-floor accommodation.

The dining kitchen, newly fitted in 2023, boasts a central island and a stylish range of wall and base units with quartz worktops. It is equipped with high-quality integrated appliances, including a Neff oven and grill, Neff microwave, Bosch dishwasher, and a washer-dryer. Additional features include a sunken sink with a mixer tap and Insinkerator, as well as a ceramic hob with a filter hood and built-in lighting. Natural light floods the room through windows on three elevations, while bi-folding doors offer scenic views and direct access to the rear garden. A separate external door on the rear elevation provides an additional entry point. The dining kitchen also benefits from a useful understairs storage cupboard, complete with electric points.

On the opposite side of the property, the generously sized sitting room enjoys abundant natural light from the window at the front and bi-folding doors at the rear. A fireplace with a gas flame fire serves as a charming focal point.

Completing the ground floor is a cloakroom, fitted with a hand wash basin and toilet.

The first-floor landing provides access to four bedrooms and a shower room. The main bedroom benefits from an ensuite shower room, complete with a shower cubicle, hand wash basin, and toilet set within a vanity unit. An opaque window to the rear elevation adds privacy. The separate shower room is similarly fitted with a step-in shower cubicle, hand wash basin, and toilet set in a vanity unit, along with a rear-facing window.

Externally, the home features both front and rear gardens. The low-maintenance front garden is gravelled, with a paved driveway providing off-street parking and leading to the detached double garage. The garage is accessed via a remotely operated up-and-over door and benefits from having power and lighting as well as having hot and cold plumbing. At the rear of the garage, a timber garden store/workshop with power offers additional utility, alongside a separate timber summer house, also equipped with power.

Completing the outdoor space is a large paved patio area with a glazed canopy, featuring LED lighting and three infrared wall-mounted heaters. Additional external features include an outside tap, outdoor electric sockets, and a dedicated point for an EV charger if required.

Additional Information

- We have been advised that the property has undergone a full electrical re-wire and the home has been re-plumbed throughout. A new boiler was also installed during the refurbishment in 2023.
- All rooms have hardwire LAN connection.
- There are built in blinds in the Bifolds and the main bathroom window.
- There are electric roller blinds installed on the kitchen windows and the living room front window.

Tenure Freehold
Council Tax Band: E
EPC Rating: C
Mains Drainage
Gas Central Heating

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete

the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer

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. 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.









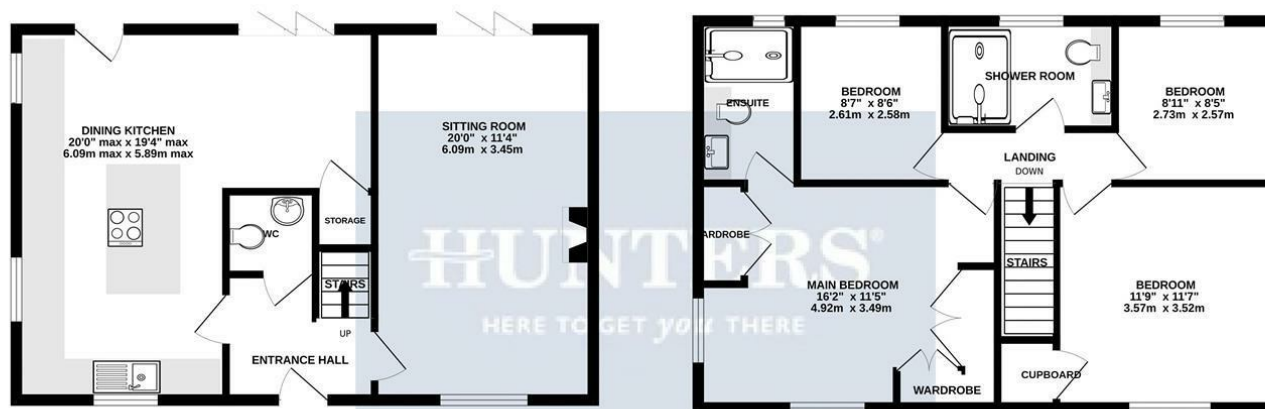






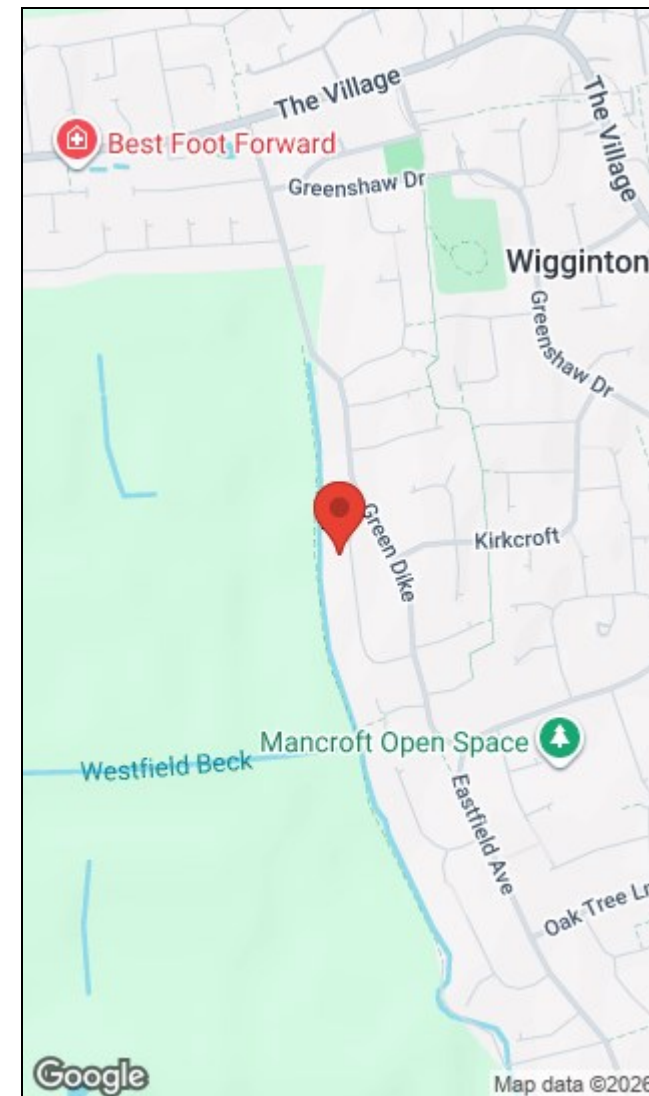
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

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