







Birchtree Road, , Wigston, LE18 1NE

- No upward chain
- Spacious bay-fronted lounge
- Garden room and conservatory
- Mature garden with fruit trees
- Quiet residential location
- Extended Three-bedroom bungalow
- Modern kitchen with breakfast area
- Versatile bedroom layout
- Garage and driveway parking
- Close to the town centre, local parks and road links tot eh city

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HERE TO GET *you* THERE

£290,000

Birchtree Road, , Wigston, LE18 1NE

DESCRIPTION

No Upward Chain – Extended Three-Bedroom Bungalow – Generous Garden – Garage & Driveway

Offered with no upward chain, this extended three-bedroom bungalow occupies a sought-after, quiet residential position and offers far more space and flexibility than first meets the eye. With rewiring and re-skimmed plasterwork already completed, generous accommodation, a garage and off-road parking, it presents an exciting opportunity to create a home tailored to your lifestyle.

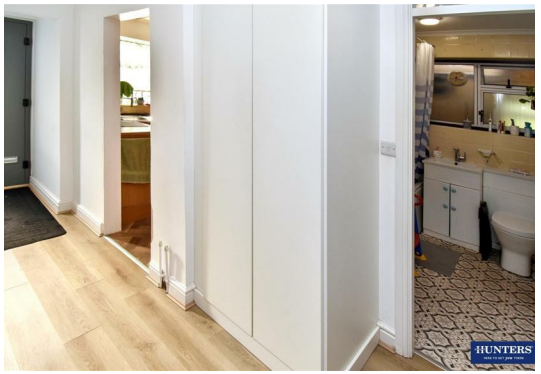
The spacious bay-fronted lounge provides a comfortable place to relax, centred around a traditional fireplace. The modern-style fitted kitchen offers good storage, work surfaces and a breakfast area, while the adjoining garden room and conservatory provide additional living and dining space overlooking the garden.

The versatile bedroom arrangement includes two generous ground-floor bedrooms, with one providing access to the impressive first-floor bedroom measuring over 21ft in length. This flexible layout offers scope for families, downsizers, guests or those wanting dedicated home-working space. A family bathroom and additional WC complete the accommodation.

Outside is a particularly appealing mature rear garden, with lawn, patio seating area and established planting, including apple, pear and plum trees – a lovely setting for gardening, entertaining or simply enjoying the outdoors. A garage with additional store room and driveway provides useful parking and storage.

Conveniently placed for the town centre, recreational parks and road links towards Leicester and the motorway network, the property also offers scope to alter the existing layout to suit individual needs.

A spacious and adaptable home with plenty of potential – contact Hunters today to arrange your viewing and discover what you could make of this property.









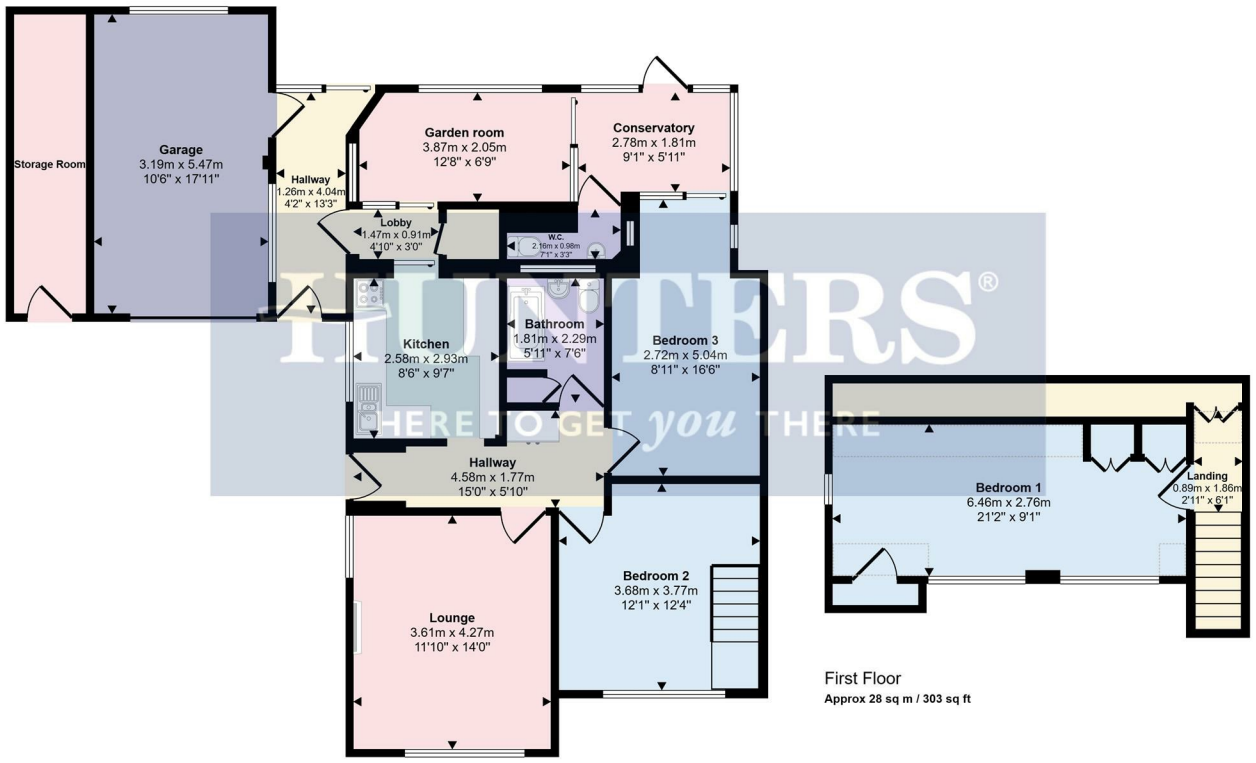







Cien
Mild Hand Wash

Approx Gross Internal Area
143 sq m / 1540 sq ft



Ground Floor
Approx 115 sq m / 1237 sq ft

First Floor
Approx 28 sq m / 303 sq ft

Denotes head height below 1.5m

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

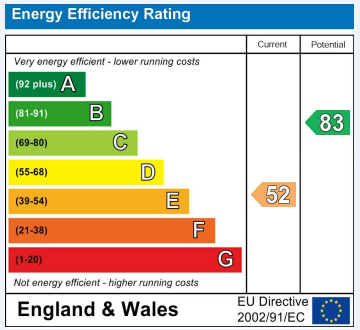
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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