

5 Broughtons Field, Wigston Harcourt, Leicester, LE18 3LJ

Asking Price: £TBC



- Freehold
- Semi Detached Property
- Porchway leading to Living Room
- Styish Kitchen Diner
- Two Bedrooms
- Modern Bathroom Suite
- Front & Rear Gardens

With a deep frontage and kerb appeal, this elegant two-bedroom house presents an exciting opportunity to secure your first or second within the thriving town of Wigston.

Well-presented by the current owners, this delightful property offers spacious living accommodation and boasts two well-appointed bedrooms, a charming living room and a superb kitchen/dining room that overlooks and provides access to the fabulous landscaped garden. With the benefit of off-road parking, this is one property that must not be missed.

Entry is through a pretty front door into a good-sized porch featuring windows on both sides. As you step into the living room, an attractive fireplace with an electric fire and stone surround takes centre stage, while the stairs with painted wood balustrade is to the left.

Off the living room is the impressive kitchen/dining room, which overlooks the beautiful private garden, with an engineered wood floor and door to the terrace. The kitchen offers plenty of room and storage space with an extensive range of eye-level and base units with composite work surfaces and upstands above. The sink with a mixer tap sits below the window and at the heart



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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanIt3D.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	