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Highfield Crescent, Wigston, LE18 1NL

Offers Over £380,000

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Stunning and substantially extended Four bedroom Semi Detached House with an outdoor covered Kitchen/BBQ and detached brick-built Gym. This home must be viewed internally to appreciate the size of accommodation on offer. Upon entry there is a porch leading to the hallway with stairs off. An open plan Living/Diner with feature fireplace is a great place to relax leading through double doors to the family room. An open plan Living Kitchen Diner offers a perfect entertaining space with integrated appliances, Corian worktops and Breakfast bar. There is a downstairs WC, personnel door to the garage and double doors to the garden. Upstairs there are four bedrooms with a modern master ensuite and modern Main Bathroom. Outside the garden offers a brick-built covered outdoor Kitchen/BBQ area with a separate decked seating area and a detached brick built Gym with storage area. At the front of the home there is a driveway and Garage.

We understand that the property is connected to mains electricity, gas, water, drainage and sewerage and that the property is of traditional means of construction.

Broadband internet and mobile telephone coverage can be checked here: <https://checker.ofcom.org.uk/>





While every attempt has been made to ensure the accuracy of the floorplan (roomed from measurements of plans, sketches, notes and any other means an agreement and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made with regards to their condition or operation. Measurements are approximate and may vary slightly from those shown on the plan.

- Extended Semi Detached House
- Open plan Living Kitchen Diner
- Four Bedrooms
- Ensuite and Main Bathroom
- Lounge/Diner
- Outside Kitchen
- Detached brick built Gym
- Garage and Driveway
- EPC Rating: C, Council Tax Band: B
- DRAFT DETAILS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

