



Kingston Avenue, Wigston, LE18



£219,950



## Key Features

- Three Well Proportioned Bedrooms
- Traditional Semi Detached Home
- Available With No Upward Chain
- Situated within the popular district of Wigston
- Gas Central Heating & Double Glazing
- Larger Than Normal Rear Garden
- EPC rating TBC
- Freehold





Situated in a popular residential area of Wigston, this well-proportioned three-bedroom semi-detached home is offered to the market with no upward chain, making it an ideal choice for first-time buyers, families, or investors. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, lounge, kitchen and shower room. Upstairs you will find three bedrooms. Outside, the home benefits from a rear garden, with space for outdoor entertaining or future extension (subject to planning), and a driveway providing off-road parking. Located close to a range of local amenities, schools, and excellent transport links, this is a great opportunity to secure a home in a well-connected and desirable area.

### Location

Wigston is a well-established and popular suburb situated to the south of Leicester, offering a fantastic blend of local amenities, schools, and excellent transport links. The area is home to a variety of shops, supermarkets, cafes, and pubs, as well as leisure facilities and green spaces, including nearby Brocks Hill Country Park.

Wigston benefits from a number of reputable primary and secondary schools, making it a popular choice for families. Excellent road and bus connections provide easy access to Leicester city centre, while South Wigston train station offers convenient links to Birmingham and beyond.

Combining suburban comfort with strong connectivity, Wigston is a sought-after location for both homeowners and investors alike.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to

re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to



their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

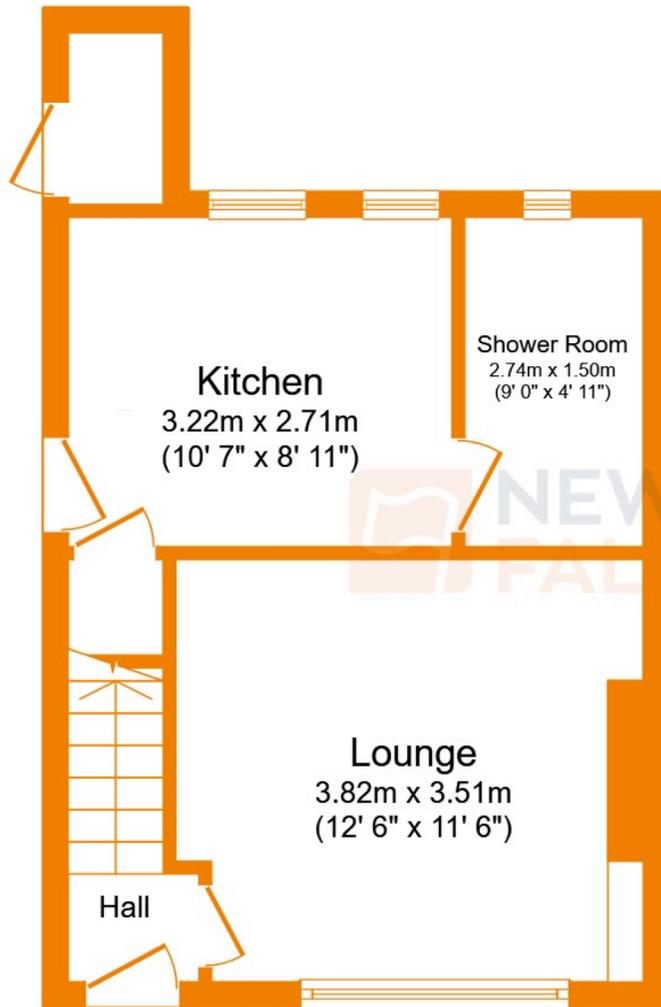
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

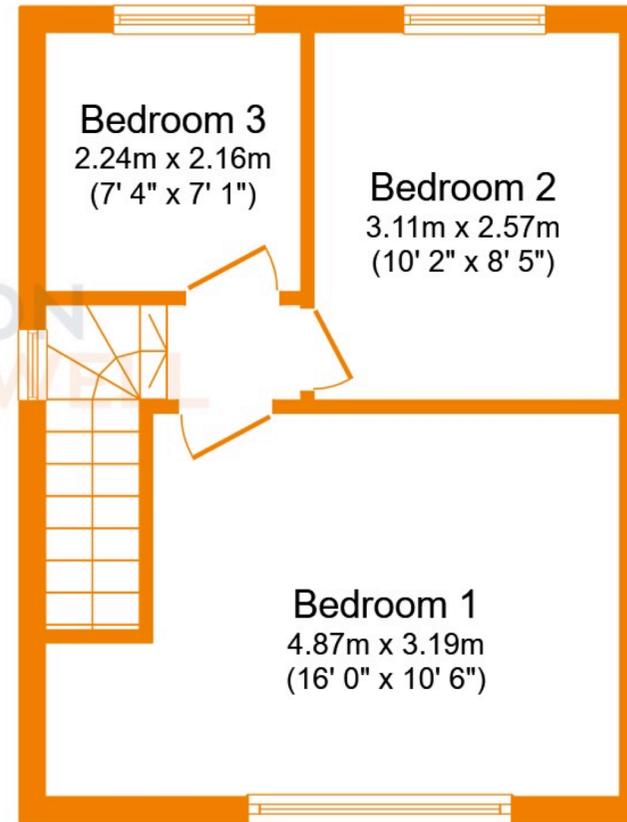
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

