



2 Elwin Avenue, Wigston, LE18 1NG

£309,950

Set within a quiet and well regarded CUL DE SAC, this EXTENDED semi detached family home is situated on a GENEROUS PLOT and has SPACIOUS and FLEXIBLE accommodation briefly comprising: Entrance hallway, Living room, Kitchen, Utility, Dining room, W/c. First Floor: Four GOOD SIZED bedrooms, A bathroom and Seperate W/c. Outside: Enclosed rear garden, GARAGE and Driveway parking.

Entrance Hallway



Via a Upvc front door, with doors off to the living room and kitchen, stairs off to the first floor with storage under, radiator.

Living Room



With a window to the front aspect, feature real flame coal burning effect gas fire, doors to the dining room, radiator.

Additional Image



Kitchen



With a window to the side aspect, fitted with a good range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven with a five ring gas hob over, together with space / plumbing for a washing machine, dishwasher and fridge / freezer. Radiator.

Additional Image



Inner Hallway

With doors to the dining room, utility, w/c and outside.

Dining Room



With sliding patio doors to outside, radiator.

Utility



With sliding patio doors to outside, fitted with a further range of storage units and space / plumbing for a tumble dryer.

W/c

With a window to the side aspect, fitted with a low level w/c and wash basin.

First Floor Landing

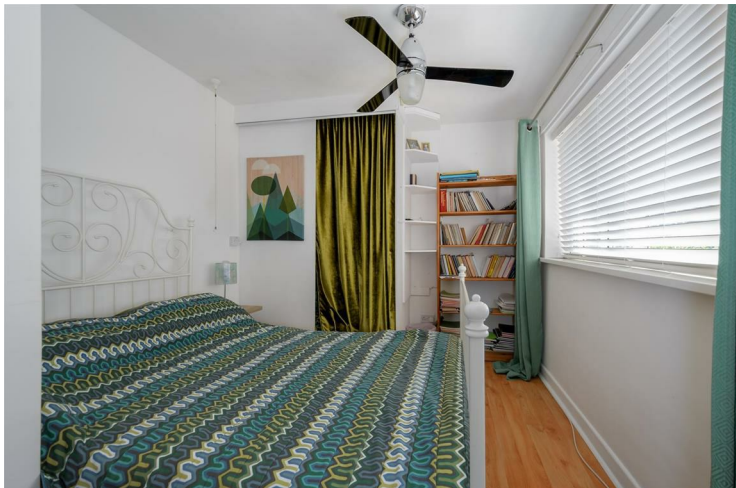
With three windows to the side aspect, doors off to all first floor accommodation and access to the loft space.

Bedroom One



With a window to the front aspect, fitted wardrobes, radiator.

Bedroom Two



With a window to the rear aspect, built in storage, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Four



With a window to the front aspect, built in storage, radiator.

Bathroom



Fitted with a pedestal wash basin and a bath with shower over. Radiator.

W/c



With a window to the side aspect, fitted with a low level w/c and wash basin.

Outside



The enclosed and private rear garden is laid largely to lawn with surrounding borders, a timber area and paved area. To the front of the property is driveway parking and access to the detached garage.

Additional Image



Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

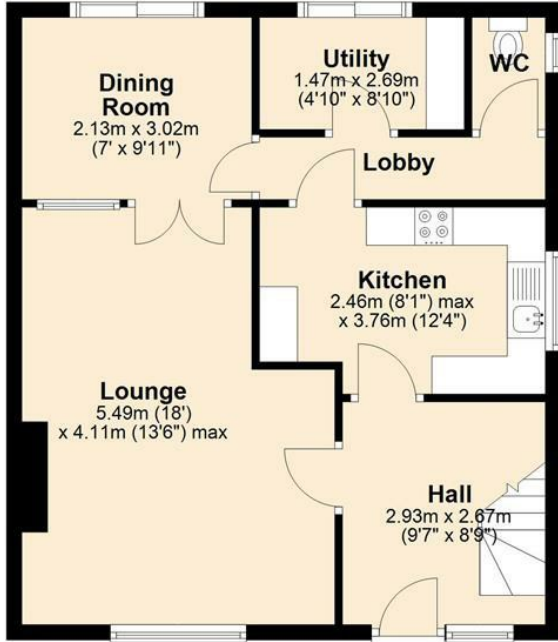
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



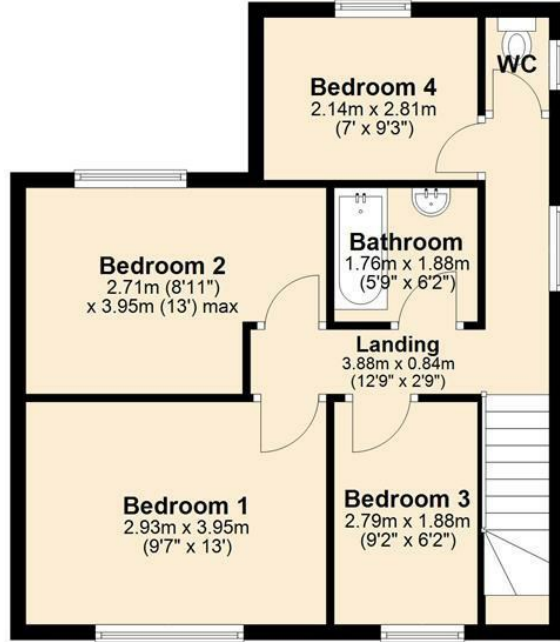
Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
<p>Vary energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p> <p>57</p>
<p>England & Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Vary environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	