

Room Sizes

Porch

Entrance Hall

Lounge Diner

20' x 12'6"

Breakfast Kitchen

14'1" x 8'6"

First Floor Landing

Bedroom One

12'10" x 10'

Bedroom Two

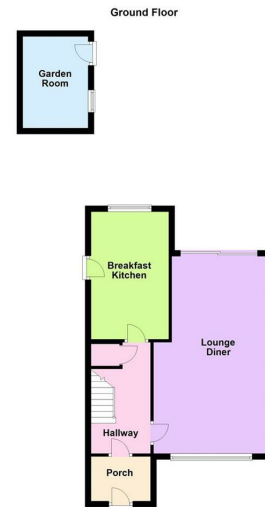
12' x 6'9"

Bedroom Three

10' x 8'5"

Family Bathroom

6'11" x 6'4"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Avondale Road, Wigston LE18 1NB

£259,950

The Story Begins

- Beautiful Extended Semi Detached Family Home
- Offered For Sale With No Upward Chain
- Porch & Entrance Hall
- Spacious Lounge Diner
- Modern Breakfast Kitchen
- Three Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking & Enclosed Rear Garden
- Garden Room With Sound Proofing & Electric
- Potential For Further Extension Subject To Planning Permission
- EPC Rating - D, Council Tax Band - B & Freehold

Location Is Everything

Wigston Fields located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



Inside Story

This spacious semi-detached family home, offers potential for future expansion, pending the necessary planning permissions. The property is offered for sale with no chain. Upon arrival, you are greeted by a driveway, a front garden, and a gate leading to the rear. Passing through the porch and into the hallway, you will find a staircase leading to the first floor, along with a convenient understairs cupboard perfect for storing essential items such as a vacuum cleaner and ironing board. The lounge diner with a feature fireplace in the living area and ample space in the dining area for family meals. Sliding doors lead out to the patio area from the dining room. The breakfast kitchen is equipped with cream wall and base units, a contrasting work surface, a sink drainer, and a breakfast bar for casual dining. It also includes integrated appliances such as a fridge, freezer, oven with gas hob, and extractor hood. Plumbing is available for a washing machine and dishwasher, with a courtesy door providing access to the garden. To the first floor, you will find three bedrooms, two of which are double rooms while the third is a single bedroom. The bathroom boasts a white suite comprising a pedestal wash hand basin, low-level WC, bath with overhead shower, and vibrant tiling. Externally, the property offers a generous rear garden with mature trees providing a level of privacy. The garden features a paved patio area for outdoor dining, lawn space, various plants, shrubs, and two garden sheds. A standout feature of this property is the garden room, previously utilised as a music room. This versatile space is equipped with electricity and soundproofing, making it suitable for various uses such as a home office, gym, or even an outdoor bar.

