



Connells

Kingston Avenue
Wigston



Property Description

A superb example of a three bedroom, semi-detached family home in the heart of Wigston Fields. Kingston Avenue boasts an abundance of space for a variety of purchasers. With spacious ground floor living accommodation, additional home office, newly fitted Wren kitchen diner, ground floor WC, three good sized bedrooms and modern family bathroom. With an impressive rear garden having undergone complete transformation, as well as off road parking to the front of the property for multiple vehicles. To appreciate all that Kingston Avenue has to offer, viewings come highly recommended and are offered to you exclusively by your Connells Oadby team.

Lounge

20' 9" x 19' 11" (6.32m x 6.07m)

Boasting ample space for entertaining guests and having recently undergone complete transformation, the lounge benefits from neutral decoration throughout, with designer radiators, plush carpet, double glazed window to the front elevation, and access to both kitchen/dining room and study. Refurbished to an excellent standard, there is a wealth of space for family living.

Study

Accessed via the spacious lounge, this fantastic space offers opportunity for use as a work from home/study space or potentially a guest bedroom should this be required. With storage under the stairs as well as door to the exterior of the property.

Kitchen/Dining Room

15' x 12' 1" (4.57m x 3.68m)

The true hub of the home is the fabulous, newly fitted bespoke Wren kitchen offering a range of built in appliances as well as space for under counter washing machine/tumble dryer/dishwasher, Belfast sink with mixer tap, ample work surface space, decorated in an eye catching navy blue with complimentary gold accents. In addition to the fitted kitchen, additional space for a dining table, free standing American style fridge/freezer, doors leading to the rear garden, as well as access to the ground floor WC.

Ground Floor WC

With access via the kitchen/dining room the ground floor WC is again, newly fitted to an excellent standard with low level WC and wash hand basin.

Family Shower Room

To the first floor of the property, the modern family shower room offers walk in shower, low level WC and wash hand basin with double glazed frosted window to the front elevation.

Bedroom 1

10' 5" x 9' 8" (3.17m x 2.95m)

The largest of the three bedrooms of this superb family home offers neutral decoration, radiator and double glazed window to the front elevation.

Bedroom 2

10' x 8' 5" (3.05m x 2.57m)

Bedroom two offers ample space for two single beds or double bed, with double glazed window to the rear elevation and radiator.

Bedroom 3

7' 5" x 7' 2" (2.26m x 2.18m)

The third bedroom offers space for single bed as well as desk space, with double glazed window to the rear elevation and radiator.

Front of the Property

The frontage of Kingston Avenue offers ample off road parking for multiple vehicles, on a paved driveway as well as offering access to the side of the property which has sheltered space ideal for storage.

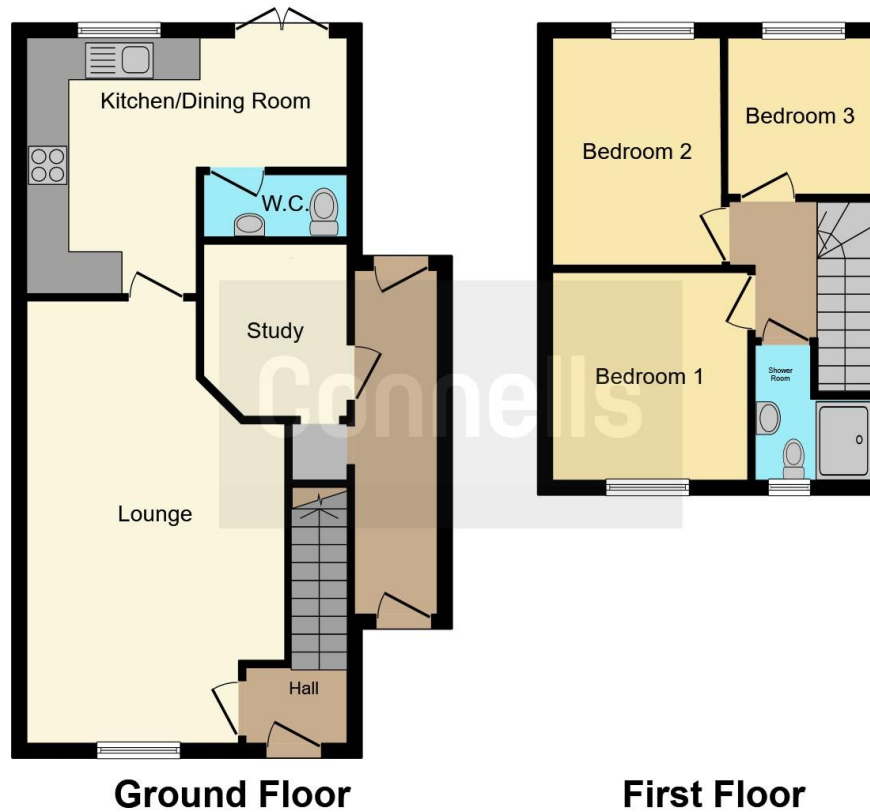
Rear of the Property

Having undergone an impressive transformation, the rear garden offers a fantastic space for children to play, with laid to lawn, patio area enclosed with fencing surrounding and mature shrubs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

view this property online connells.co.uk/Property/OBY310675

directions to this property:

Proceed from the agent's Oadby office to the traffic lights and turn left on to the A6 Leicester Road. At the roundabout turn left into Palmerston Way A563. At the traffic lights turn left into Welford Road A5199 and take a right turn into Kingston Avenue where the property can be found on the right hand side, identified by our agent's For Sale Board.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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