





Marstown Avenue  
Wigston LE18 4UH

for sale offers in excess of  
**£220,000**



### Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

This two bedroom property is well presented throughout and is deceptively spacious both inside and outside. The property benefits from a generous driveway and rear garden with an outbuilding ideal for that extra space. The Kitchen Diner is ideal for entertaining family and friends. Call now to view.

### Lounge

18' 2" x 11' 11" ( 5.54m x 3.63m )

There is a door to the front of the property, double glazed window to the front, stairs rising to the first floor, two central heating radiators, a wood burner and door through to the kitchen/diner.

### Kitchen/Diner

18' 2" x 7' 11" ( 5.54m x 2.41m )

Fitted with wall and base units, work surfaces housing the sink which has a Quooker tap, integrated electric oven and electric hob, integrated dish washer, space for a fridge freezer, spot lights to the ceiling, central heating radiator and double glazed windows to the side and rear of the property and a door leading through to the conservatory.

### Conservatory

With windows to the rear and side and double doors leading out to the rear garden.



## First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the side of the property.

## Bedroom One

15' 1" x 8' 9" ( 4.60m x 2.67m )

With a double glazed window to the front of the property, built in wardrobes and central heating radiator.

## Bedroom Two

10' 11" x 9' 8" ( 3.33m x 2.95m )

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a bath with mixer taps, shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed windows to the rear of the property.

## Outside

At the front of the property there is a driveway providing off road parking and double gates leading to the rear.

The rear garden has a lawn, flower beds, a decked area and fenced borders.

## Outbuilding

9' 3" x 6' 7" ( 2.82m x 2.01m )

With electric and plumbing and windows and door to the front.



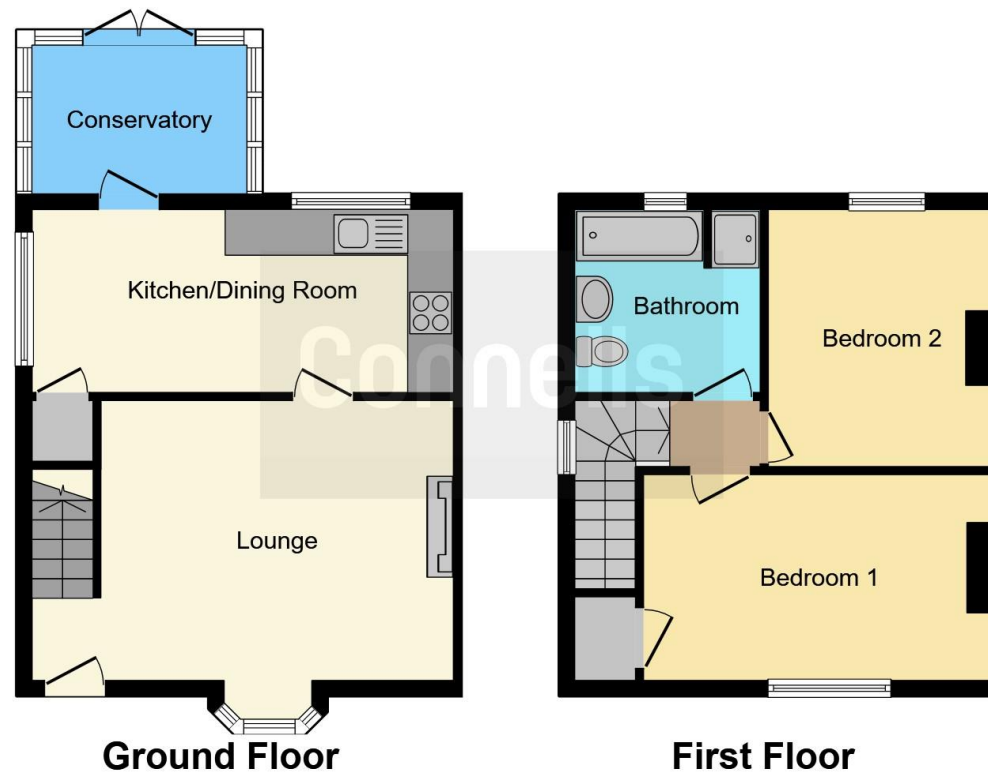












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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#### directions to this property:

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Continue along for some time and at the next set of traffic lights turn left onto Saffron Road. Continue a short distance and after the bridge turn right onto Marstown Avenue where the property is located on the left hand side.

**EPC Rating: C**

Tenure: Freehold



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