



40 Avondale Road
, Wigston Fields, LE18 1ND
£285,000



Extended & much improved family home in the popular Wigston Fields area of the town. Convenient for schools & town centre amenities. Easy access to Leicester city centre, motorway network & Fosse Park. Close to Knighton Park

- SEMI-DETACHED FAMILY HOME
- 3 BEDROOMS & FAMILY BATHROOM
- LOUNGE/DINING ROOM & GARDEN ROOM
- RE-FITTED KITCHEN
- UTILITY AREA AND GROUND FLOOR WC
- BEAUTIFULLY LANDSCAPED GARDEN
- OFF-ROAD PARKING & GARAGE
- COUNCIL TAX BAND C
- EPC RATING C
- Available Broadband - standard - superfast . See ofcom broadband checker



INTRODUCTION

Thoughtfully extended and beautifully maintained 3 bedroom, semi-detached family home located in the popular area of Wigston Fields and convenient for the town centre, schools and Knighton Park.

Having been re-wired and benefiting from Gas central heating, uPVC double glazing and a re-fitted kitchen and bathroom, 40 Avondale Road has been extended, much improved and beautifully maintained by the present owners. Standing behind a decorative front wall the frontage has been neatly gravelled with a driveway providing off-road parking and access to the single garage in the beautifully landscaped rear garden.

The house is entered through double glazed sliding doors and briefly comprises: An enclosed storm porch leading into the entrance hallway. A through lounge/dining room with sliding patio doors leading into a spacious garden room. The re-fitted kitchen leads into a rear lobby/utility area with a ground floor wc off. Upstairs off a central landing there are 3 bedrooms and a re-fitted family bathroom.

THE ACCOMMODATION

Close to schools, local amenities and leisure facilities and having easy access to Leicester city centre and the A563 outer ring road providing a direct route around the county, to Fosse Retail Park and to the motorway network, 40 Avondale Road is a well presented 3 bedroom family home on a delightfully landscaped plot.

A double glazed Porch with glass sliding doors leads through into a spacious entrance hall providing access to the ground floor accommodation with a staircase rising to the first floor.

The generously proportioned lounge/dining room has a feature fire surround with a real flame gas fire. A large window overlooks the front with sliding patio doors to the rear leading into a garden room providing an additional seating area or a work from home space. A French door provides access onto the patio and views of the rear garden.

The kitchen has been recently re-fitted with a range of modern base and wall units, a double electric oven and induction hob with extractor hood over and ample space for appliances.

There are windows to the side and rear with a door leading into a rear lobby/utility area with a downstairs wc off comprising toilet, sink and housing the re-fitted central heating boiler.

Upstairs, the landing provides access to the first floor accommodation. Bedroom 1 with a range of fitted wardrobes has a window overlooking the front. The second bedroom is a slightly smaller double bedroom with space for wardrobes and a window to the rear.

Bedroom 3, currently used for storage, is a generously proportioned single bedroom with a built in cupboard and a window to the front.

A beautifully re-fitted tiles bathroom with a fitted linen cupboard, and a modern suite comprising a vanity unit incorporating toilet and sink, and a bath with glass screen and shower over completes the accommodation.

OUTSIDE

The gardens are a particularly pleasant feature of the property. The frontage, standing behind a decorative wall has a neat gravelled area with a driveway down the side of the house providing car standing and access to the single garage.

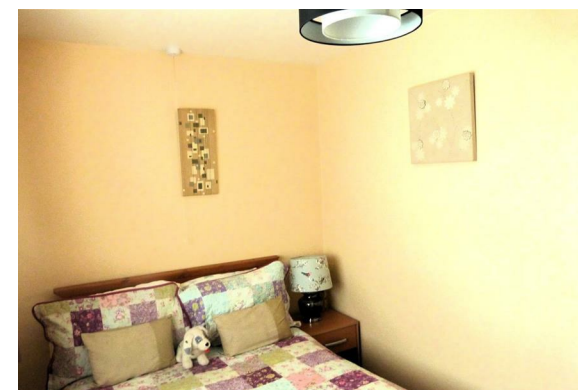
The back garden has been beautifully and professionally landscaped with steps leading down from the patio onto a well-kept, shaped lawn with mature well-stocked borders. There are 2 timber sheds to the side and a gravel patio at the bottom with a raised fishpond and specimen trees providing a good level of privacy from neighbouring homes..

THE AREA

Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wichingstone had become known as Wigston Two Steeples or Two Spires as it was unusually the home of 2 spired churches known today as All Saints & St. Wistans.

The village has grown into a thriving town in recent years with a number of housing developments spreading in all directions around the busy town centre with a choice of Banks, public houses and restaurants, and a comprehensive selection of shops.

Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.



Floor Plan



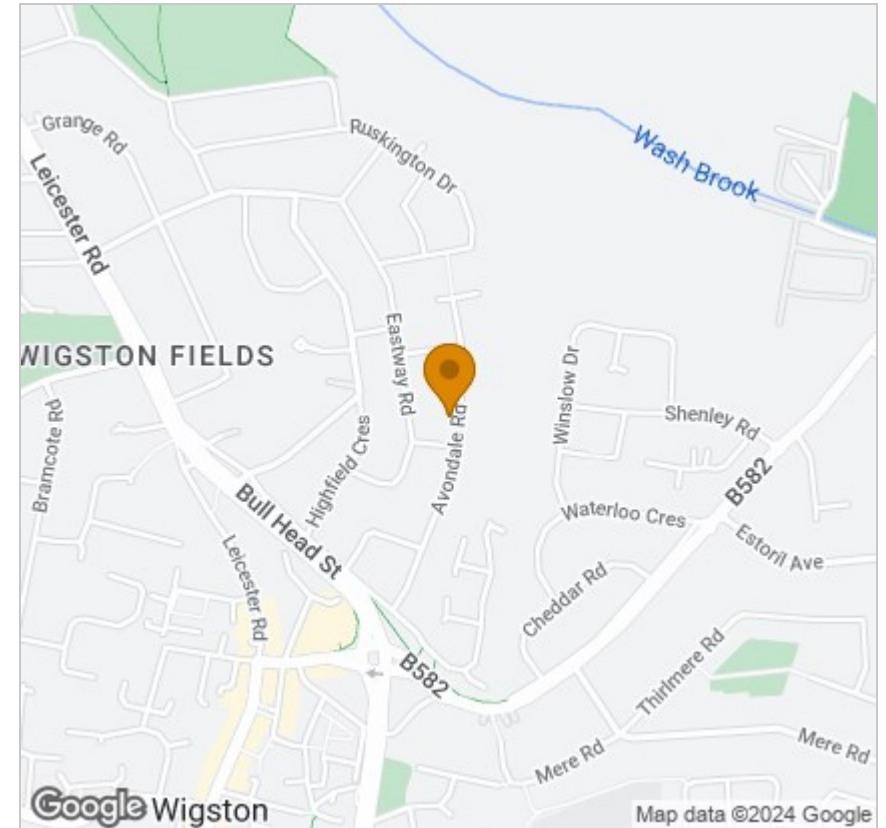
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

