



12 Calverton Avenue
, Wigston, LE18 1DJ
Guide Price £220,000



Brought to the market with no upward chain, a great opportunity to acquire this two bedroom semi- detached bungalow, located in a quiet cul-de-sac area of Wigston Fields, within close proximity of Wigston Magna.

On entering the home, you are welcomed into the entrance hallway. The lounge/diner is located at the front of the property with a feature fireplace and bay fronted style window. The fitted kitchen is both practical and functional, catering to all your culinary needs with plenty of worktop space and a breakfast bar area.

The principal bedroom is a double room with a window to the front aspect. The bedroom benefits with a built-in storage cupboard and free space for freestanding wardrobes.

The second bedroom is a versatile space that has a set door leading to the double glazed conservatory space, leading on to the enclosed large rear garden

The bungalow features a fully equipped wet room with an electric shower

- Two Bedroom Bungalow
- Semi Detached
- Large Enclosed Rear Garden
- Conservatory
- Gas Central Heating & UPVC Double Glazed
- Off Road Parking For 2 Vehicles
- Cul-De-Sac Location
- Internet - standard, superfast & ultrafast, see <https://www.ofcom.org.uk/>
- Council Tax Band C
- EPC Rating D



Location

Forming part of the Borough of Oadby & Wigston, The popular town of Wigston Magna lies 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 selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

Lounge

14'5" x 13'6" (4.39m x 4.11m)

Kitchen

11'6" x 10'7" (3.51m x 3.23m)

Bedroom One

12'2" x 11'1" (3.71m x 3.38m)

Bedroom Two

9'1" x 8'11" (2.77m x 2.72m)

Conservatory

8'6" x 8' (2.59m x 2.44m)

Wet Room

Outside

Valuation

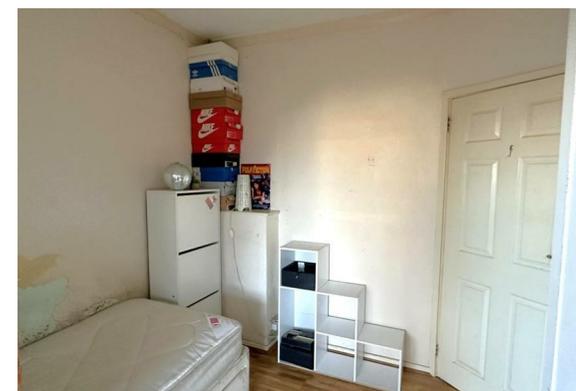
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Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

DISCLAIMER

The property has a gas supply and central heating. However, the boiler to the property is not working and will need replacing



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

