



## Avondale Road, , Wigston, LE18 1ND

- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN LOUNGE-DINING ROOM
- MODERN REFITTED BATHROOM
- CONSERVATORY
- SOLAR PANELS (OWNED)
- SOUGHT AFTER WIGSTON LOCATION
- MODERN REFITTED KITCHEN
- DRIVEWAY, CARPORT AND DETACHED GARAGE
- WELL PRESENTED GARDEN
- BOARDED LOFT WITH LIGHTING

**Asking Price £280,000**





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## DESCRIPTION

Hunters are delighted to offer to market this immaculately presented three bedroom, semi-detached home that is nestled within the popular Wigston Fields residential area of Wigston.

This lovely home is positioned for ease of access to Wigston town centre, Knighton Fields recreational park, and having excellent public transport and road links to the city and local motorways.

The home comprises of a storm porch with upvc windows and door leading into the hallway, with doors off to the spacious open plan lounge-dining room. This has an inset feature fireplace, double glazed window to the front aspect, and double glazed window and door to the rear leading to the conservatory, which has a dwarf brick wall with double glazed windows and door opening to the garden patio. The modern kitchen has a range of refitted wall and base units with complimentary work surfaces, integrated fridge-freezer and spaces for a freestanding cooker and washing machine.

Returning to the hallway, stairs lead up to the first floor landing which gives access off to all the well appointed bedrooms with the two double bedrooms benefitting from plenty of fitted wardrobe space. The modern family bathroom suite has been re-fitted with a single ended bath with wall mounted mixer tap and a raindrop shower over, the vanity unit incorporates an inset wash hand basin and low flush wc and is complimented by white wall tiling.

Outside, the immaculate garden is designed to be enjoyed with a well kept lawn with various edged plant and shrub borders, a patio paving seating area, a paved pathway to the garden shed, which has power and lighting and a detached up and over garage.

The front walled garden has a lawn with edged borders, a privacy hedge and driveway, which provides the off road parking for the property and access to the carport via double gates.

This superb home benefits from owned solar panels, gas central heating and double glazing, and in our opinion is one not to be missed out on viewing.

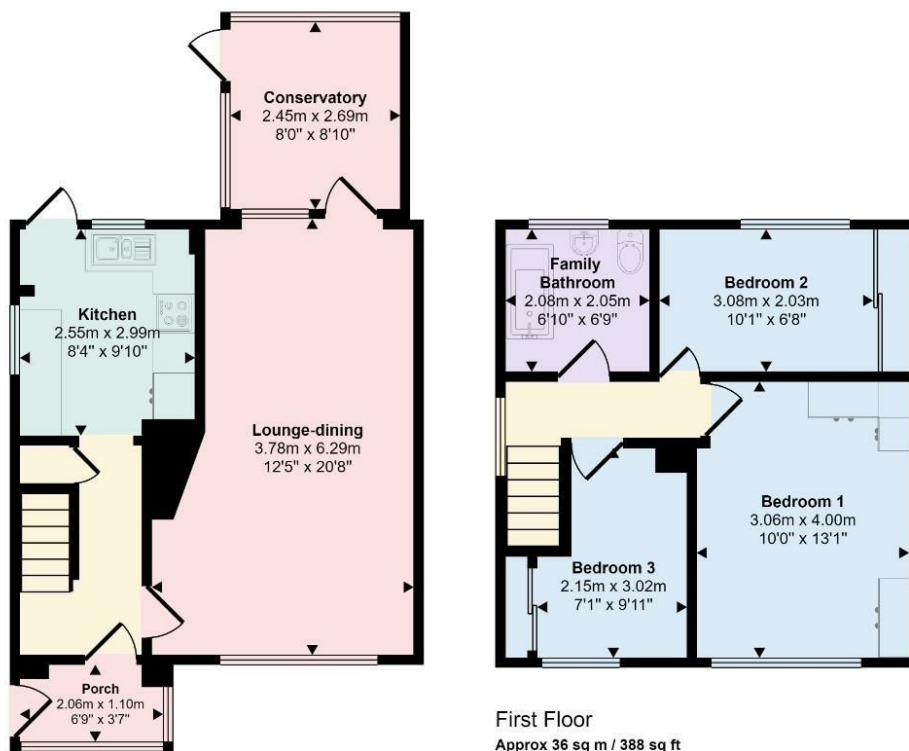








Approx Gross Internal Area  
81 sq m / 872 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

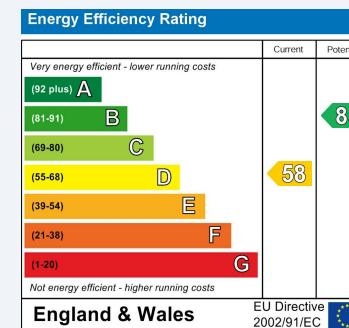
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

