



## Avondale Road, , Wigston, LE18 1NB

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- KITCHEN
- DRIVEWAY AND GARAGE
- NEW REPLACEMENT CENTRAL HEATING BOILER
- EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS
- LIVING ROOM
- CONSERVATORY
- RECENTLY RE-WIRED
- GARDEN TO REAR
- REFITTED MODERN SHOWER ROOM

**Offers Over £240,000**





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## DESCRIPTION

Situated within half a mile walk to Wigston town centre is this traditional style semi-detached bungalow that benefits from having been recently rewired and a brand new gas central heating boiler installed.

This lovely bungalow is nestled within the sought after area of Wigston Fields and is conveniently positioned for access to public transport links to the city and Wigston town centre, Knighton park and excellent road links to the local motorways, city and Fosse Park Retail outlet.

The semi-detached bungalow comprises of an entrance porch, L-shaped hallway, two bedrooms with bedroom one having space for freestanding wardrobes and double glazed sliding door to the conservatory, a spacious bay fronted living room, a modern re-fitted shower room with double shower tray, vanity unit with integrated wash hand basin and low flush wc, a fitted kitchen with spaces for freestanding appliances and a spacious conservatory to the rear of the home, which has a dwarf wall with upvc double glazed windows and a polycarbonate roof.

The rear garden is divided into two areas, a private courtyard which has been patio paved with edged plant borders and gated archway leading to the main garden, which has a lawn with various plants, shrubs and trees. At the front of the bungalow the garden has an edged plant and flower border with a paved driveway and tarmac driveway to the side, which leads up to the detached garage.

The property benefits from gas central heating and double glazing and in our opinion is one not to be missed. To find out more about this home and arrange your accompanied viewing, contact your local Hunters estate agents Wigston.









Approx Gross Internal Area  
69 sq m / 742 sq ft



## Floorplan

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

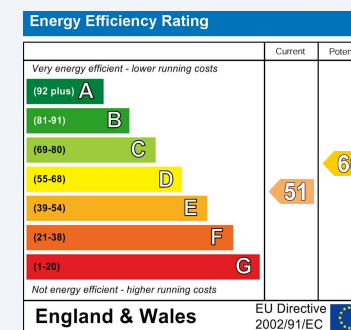
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

