



## Horndean Avenue, , Wigston, LE18 1DP

- NO UPWARD CHAIN DETACHED FAMILY HOME
- MODERNISATION PROJECT
- DRIVEWAY AND GARAGE
- OPEN PLAN KITCHEN-DINER
- BATHROOM AND SEPARATE WC
- SCOPE TO EXTEND
- GENEROUS GARDEN PLOT
- LIVING ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING

**Offers In The Region Of £290,000**





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## DESCRIPTION

Nestled within a cul-de-sac in the heart of Wigston you will find this three bedroom, detached family home that sits on a generous corner plot. The property would benefit from updating for a more modern living lifestyle but has the scope to extend to the side and rear to create a larger home, subject to planning consents.

The detached family home comprises of an entrance porch, hallway with stairs leading up to the first floor, a spacious bay fronted living room with a door leading into the open-plan kitchen-diner and door leading out to the glass sun room.

Off the first floor landing there are three bedrooms, with two being doubles and a good size single bedroom, a fitted bathroom suite and a separate WC.

Outside, the corner plot garden extends out from the patio to a large lawn with a variety of established flowers, plants, trees and vegetable garden, and has the space to develop the home while still being able to enjoy the garden.

The home benefits from having no upward chain, gas central heating and once updated would make a lovely family home.

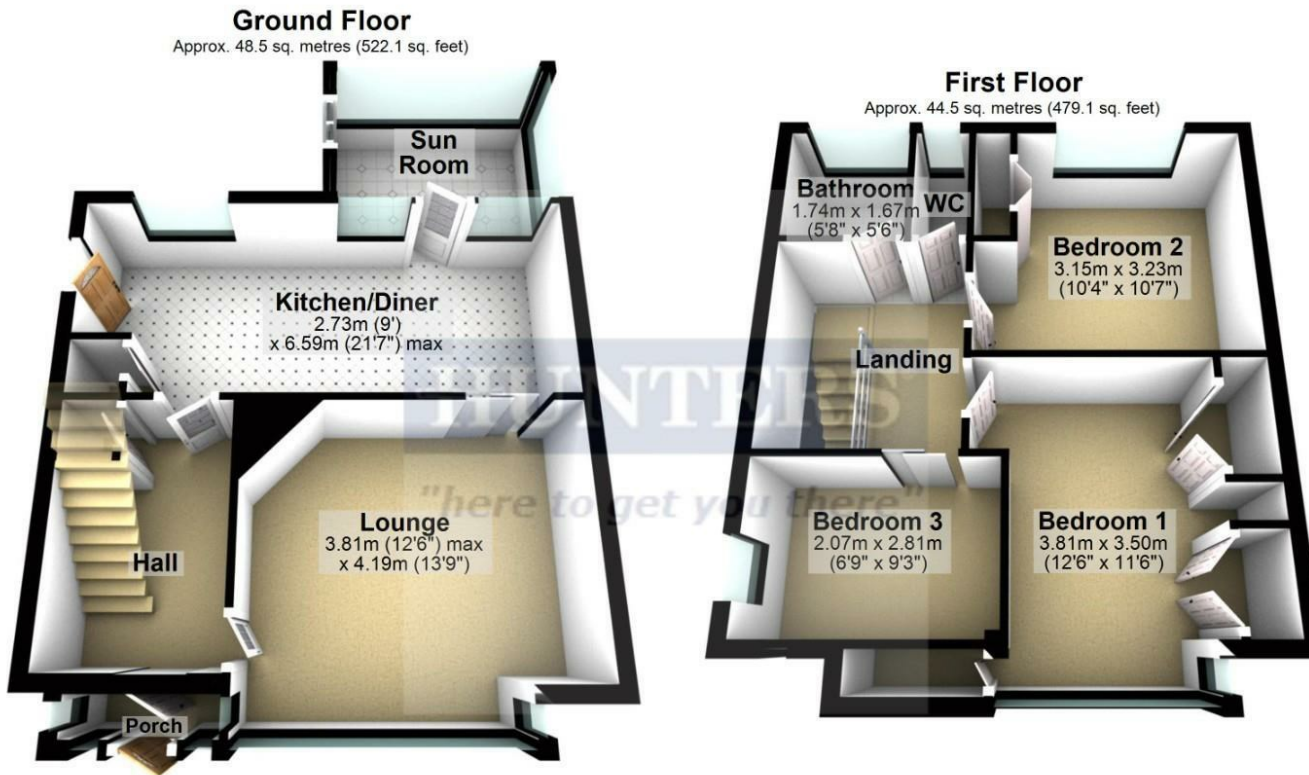
To find out more about this superb renovation opportunity, contact your local Hunters estate agents Wigston to arrange your viewing to see the scope this property has to offer.











Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

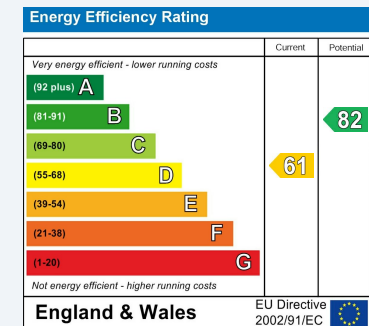
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.