



## Horndean Avenue, , Wigston, LE18 1DP

- THREE BEDROOMS
- LIVING ROOM
- GARDENS TO SIDE AND REAR
- MODERN FITTED BATHROOM SUITE
- QUIET RESIDENTIAL CUL-DE-SAC
- SEMI-DETACHED HOME
- OPEN PLAN KITCHEN-DINER
- DRIVEWAY
- PRESENTED IN READY TO MOVE IN CONDITION
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**Offers Over £280,000**



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## DESCRIPTION

Welcome to this charming semi-detached house on Horndean Avenue, Wigston. This property boasts a spacious open-plan kitchen-diner, perfect for entertaining guests or enjoying family meals. The living room is bright and airy with double aspect windows allowing plenty of natural light to flood in, three cosy bedrooms to the first floor and a modern family bathroom suite, this house is presented in ready to move in and make it your own.

One of the standout features of this property is the off road parking spaces the property has for you or your visiting guests. Additionally, there are two garden areas providing a lovely outdoor space or scope to extend. Situated in a quiet cul-de-sac, you can enjoy peace and tranquillity while still being conveniently located near local amenities.

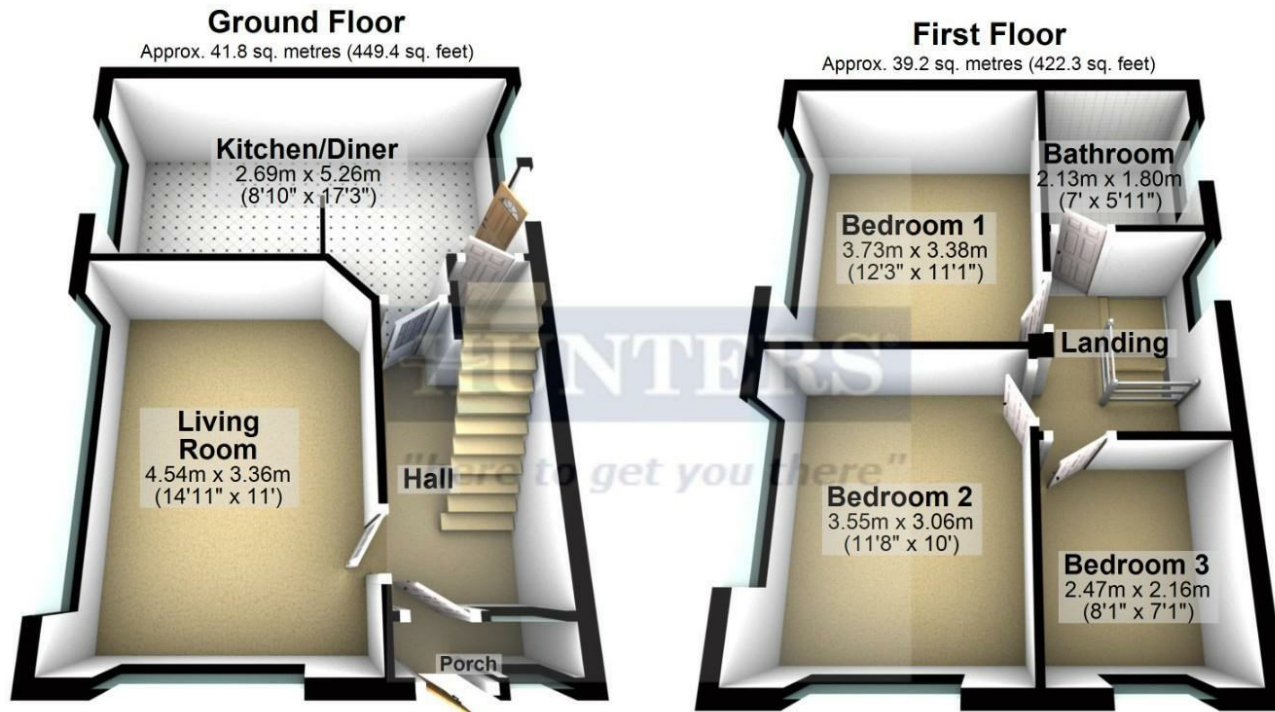
Whether you're looking for a family home or a place to start your property journey, this house offers comfort, convenience, and modern living. The loft has been boarded and accessed by a fitted ladder creating an additional and convenient storage space.

Don't miss the opportunity to make this house your home sweet home in the heart of Wigston.

To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.







Total area: approx. 81.0 sq. metres (871.7 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

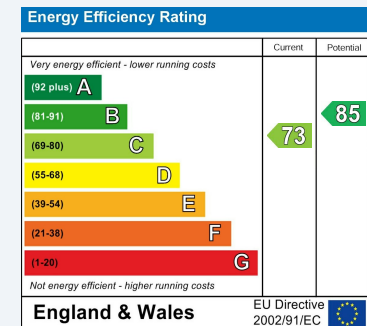
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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