

# HUNTERS®

HERE TO GET *you* THERE



## Brighton Avenue

Wigston, LE18 1JA

Offers In The Region Of £290,000



- BEAUTIFULLY PRESENTED
- OPEN PLAN LOUNGE-DINING ROOM
- LUXURY FOUR PIECE BATHROOM SUITE
- OFF ROAD PARKING
- PRESENTED IN READY TO MOVE IN CONDITION
- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- FITTED KITCHEN
- GENEROUS GARDEN
- EXCELLENT ROAD LINKS TO THE CITY AND MOTORWAYS
- CLOSEBY TO KNIGHTON PARK

Tel: 0116 366 0660

# Brighton Avenue

Wigston, LE18 1JA

Offers In The Region Of £290,000



Hunters are delighted to offer to market this fabulously presented semi-detached home, that is presented in ready to move in condition.

This superb family home has a cosy and warming feel throughout and in our opinion is one not to be missed out on viewing.

The property comprises of a porch with door leading into the hallway, which has a decorative tiled floor and doors off to the spacious lounge-dining room, which has a double glazed bay window to the front, two ornate feature fireplaces and surround, and double glazed French doors leading to the garden patio. The kitchen has a wealth of fitted wall and base units with complimentary worksurfaces and space for freestanding appliances.

Returning to the hallway, stairs ascend to the first floor landing, which has individual access off to all three well appointed bedrooms and the impressive and luxurious four piece bathroom suite, which consists of a double ended oval bath, a separate shower cubicle, pedestal wash hand basin and low level flush wc.

Outside, the very generous rear garden is a great space to entertain friends and family or just sit back and relax and enjoy the great outdoors. There are two brick built storage areas and an outside lavatory, the garden is mainly lawn with edged flower and plant beds with a winding central pathway leading to a patio paved seating area and garden shed, while to the front of the home there is a driveway and decorative slate chipped border.

This superbly presented and extended home benefits from gas central heating, double glazing and is ideally positioned for access to Wigston town centre, Knighton Park, the city, local motorways and Fosse Park retail outlet. In our opinion, this is one not to be missed out on viewing to appreciate the size, space and presentation it has to offer.

To find out more about this amazing home, contact your local Hunters estate agents Wigston and arrange your viewing.

Tel: 0116 366 0660

## Porch

Upvc double glazing and sliding door.

## Hallway

16'0" x 5'11" (4.88 x 1.81)

Upvc door, tiled flooring, radiator, stairs to first floor.

## Lounge-dining room

25'9" x 12'5" max (7.86 x 3.80 max)

Double glazed bay window, two ornate feature fireplaces and surrounds, radiators, double glazed French doors to garden.

## Kitchen

15'0" x 9'1" (4.58 x 2.79)

Double glazed windows, a range of fitted wall and base units, sink unit with drainer with mixer tap, worksurfaces, space for freestanding oven, space for washing machine, radiator., upvc door to garden, upvc door to driveway.

## Landing

Doors to bedrooms and bathroom, stairs to ground floor.

## Bedroom 1

12'5" x 10'11" (3.79 x 3.34)

Double glazed window, radiator, built in wardrobes.

## Bedroom 2

13'0" x 10'11" (3.97 x 3.33)

Double glazed window, radiator.

## Bedroom 3

7'5" x 8'6" (2.28 x 2.61)

Double glazed window, radiator.

## Bathroom

15'2" x 8'3" max (4.63 x 2.52 max)

Double glazed windows, double ended oval bath, corner shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, radiator, cupboard with central heating boiler.

## Outside

Generous lawn with flower and plant beds, patio paving seating area, outbuilding with storage and a separate wc. Off road parking space to front of the property.

## Material Information - Wigston

Verified Material Information

Asking price: Sale by tender £290,000

Council tax band: C

Council tax annual charge: £1888.56 a year (£157.38 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

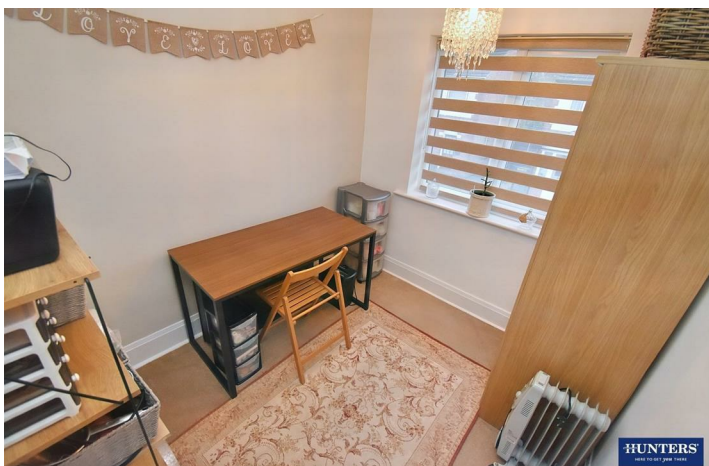
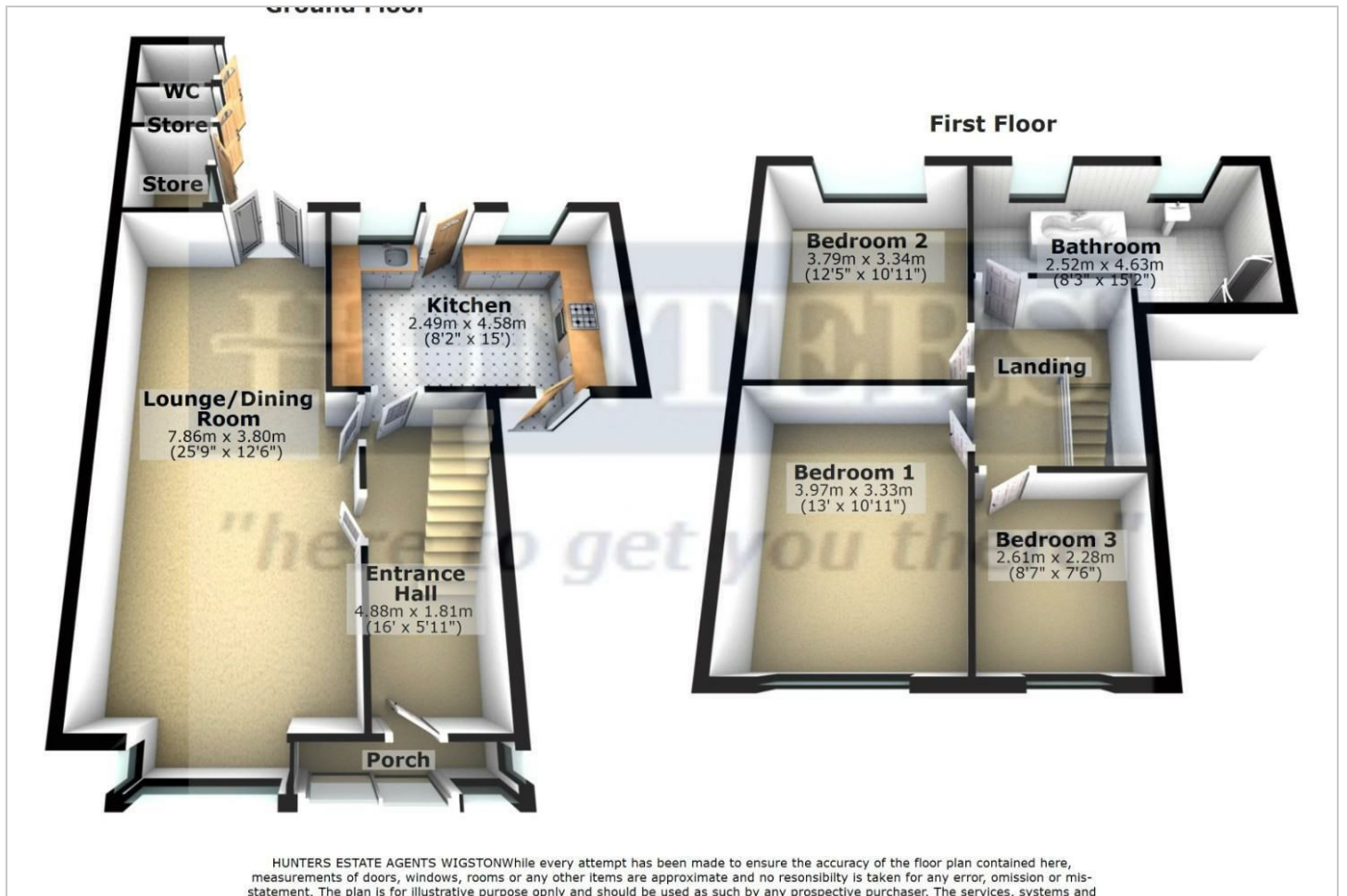
Non-coal mining area: Yes

Energy Performance rating: D

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

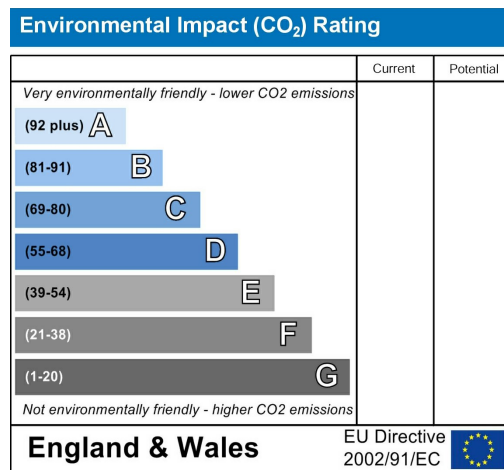
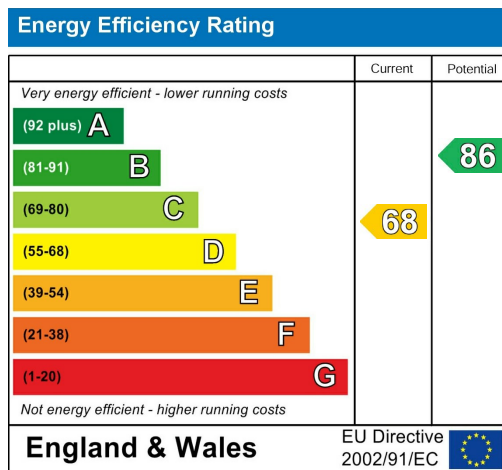
# Floorplan







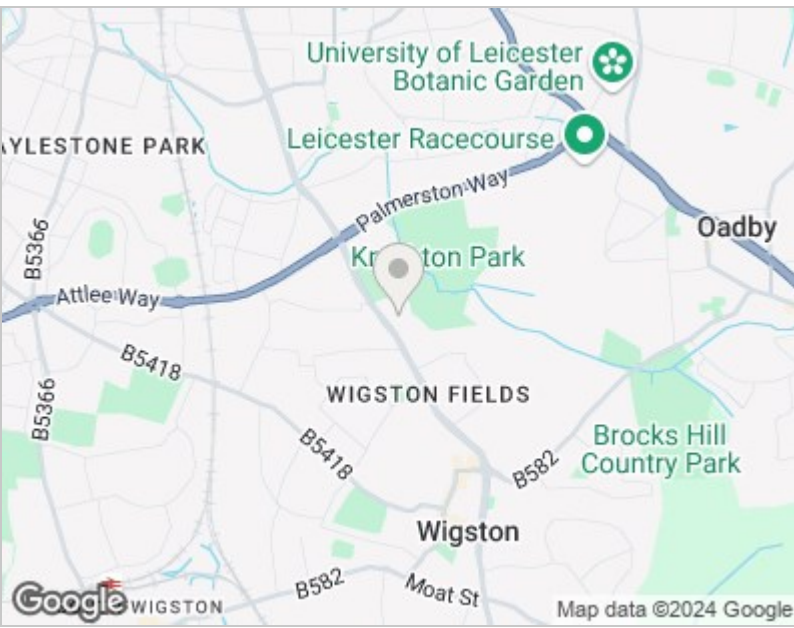
## Energy Efficiency Graph



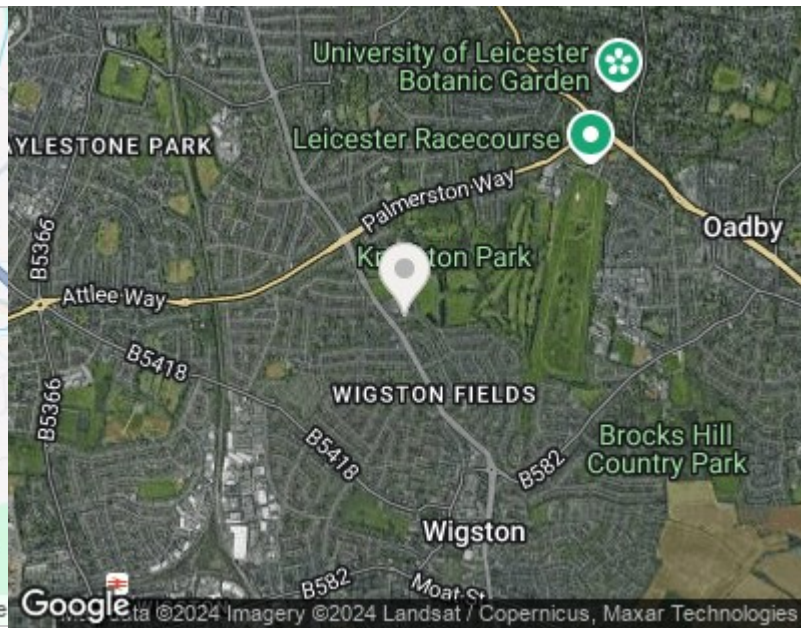
## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com)  
<https://www.hunters.com>

