



Guide Price £325,000

Breedon Avenue, Wigston, LE18 1DD

- Extended Semi Detached House
- En-suite Shower Room and Family Bathroom
- Dining Room
- Conservatory
- Freehold
- Four Bedrooms
- Lounge
- Kitchen
- Car Port and Garage
- EPC Rating C Council Tax Band C



Guide Price £325,000 - £350,000

An opportunity to improve an EXTENDED FOUR BEDROOM semi detached home located in a QUIET CUL DEC SAC location which has been in the same families hands since it was built in 1959.

The home sits on a WIDE PLOT.

The house briefly comprises an entrance hall, lounge, dining room, kitchen and conservatory on the ground floor.

Upstairs there are FOUR BEDROOMS en-suite shower room, and a bathroom.

The Home benefits from a LARGE CAR PORT and a GARAGE and sits on a WIDE PLOT with a lovely WELL ESTABLISHED REAR GARDEN.

Conveniently located for Wigston town centre with all its shops and amenities it provides and close proximity to several commuter roads both into and out of the city of Leicester.



LOUNGE

16'9" to bay x 11'0" (5.13 to bay x 3.36)

Double glazed bay window to front aspect, gas fireplace with brick surround, radiator, folding doors leading into,



ENTRANCE HALLWAY

13'3" x 5'11" (4.04 x 1.82)

Double glazed front door, meter cupboard, radiator, staircase rising to first floor.



DINING ROOM

8'10" x 8'9" (2.71 x 2.68)

Radiator, double glazed sliding doors to rear aspect leading into conservatory, door into



OTHER ASPECT



KITCHEN

12'11" x 8'1" (3.96 x 2.48)

Fitted units with worktops, sink with drainer, integrated fridge, electric hob with extractor, integrated double electric oven, plumbing for washing machine and space for fridge freezer, radiator, built in pantry with window to side aspect, double glazed window to rear aspect and frosted double-glazed door to side aspect leading into car port.



CONSERVATORY

9'2" x 8'11" (2.80 x 2.73)

Radiator, power point, sliding double glazed doors to rear aspect and double glazed door to side aspect.



LANDING

Access to loft, built in cupboard.



BEDROOM ONE

16'11" max x 12'7" (5.16 max x 3.85)

Striped fillors, spot lights, two radiators, double glazed windows to side, front and rear aspects.



BEDROOM TWO

14'0" x 9'10" (4.28 x 3.00)

Floor boards, radiator. bay window to front aspect.



EN-SUITE SHOWER ROOM

8'5" x 6'1" max reducing to 3'2" (2.59 x 1.86 max reducing to 0.98)

Shower cubicle with electric shower, low level W/C, vanity unit, heated towel rail, tiled walls and floor, underfloor heating, two double glazed windows to rear aspect.



BEDROOM THREE

12'4" x 11'2" (3.78 x 3.41)

Fitted wardrobe and vanity, built in cupboard housing 'Worcester' boiler, floor boards, double glazed window to rear aspect.



BEDROOM FOUR

7'10" x 7'2" (2.40 x 2.19)

Floor boards, radiator, double glazed window to front aspect.



OUTSIDE

Beautiful garden on a wide plot mainly laid to lawn with well established flower borders, trees bushes and shrubs, paved seating area, shed and water tap.

To the front of the property is a block paved driveway providing off street parking with flower border and mature tree and shrubs.



BATHROOM

7'6" x 5'9" (2.29 x 1.76)

Bath with mains shower, low level W/C, vanity unit, heated towel rail, tiled walls and floor, spot lights, frosted double glazed window to rear aspect.



CAR PORT

18'8" max x 12'10" max (5.69 max x 3.92 max)

Covered roof area, wooden doors to front aspect.

GARAGE

16'3" x 8'2" (4.96 x 2.51)

Up and over door, window to rear aspect, door to side aspect.



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VIEWING TIMES

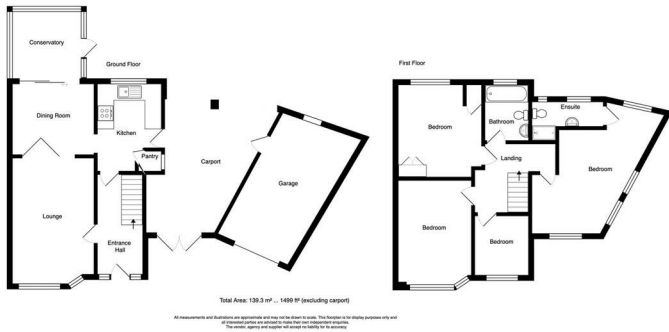
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These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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