



Brighton Avenue, Wigston

In Excess of £355,000 Freehold

Extended detached home on Brighton Avenue offering three bedrooms, generous living space, dining kitchen, driveway, garage & established south facing rear garden, located in a popular Wigston setting.





Porch

Entered via a double-glazed door; features ceramic-tiled flooring and provides access to the hall.

WC

Features an obscured double-glazed window to the front elevation, ceramic tiled flooring, a low-level WC, a wash hand basin with tiled splashbacks, and a feature chrome wall-mounted radiator.

Entrance Hall

Features an under-stairs cupboard, stairs to the first-floor landing, and a radiator.

Reception Room / Extended Living Room

27' 3" x 11' 1" (8.30m x 3.38m)

(narrowing to 2.6m) Featuring a double-glazed window to the front, double-glazed sliding patio doors to the rear garden, a chimney breast with a living flame gas fire with stone surround and hearth, coving to the ceiling, dado rail, television point, an archway to the dining room and two radiators.

Reception Room / Dining Room

15' 8" x 8' 11" (4.78m x 2.71m)

Featuring a double-glazed window to the rear, coving to the ceiling, dado rail, radiator, and door to the dining kitchen.



Extended Dining Kitchen

15' 3" x 8' 1" (4.66m x 2.47m)

Featuring double-glazed windows to the side and rear, ceramic tiled flooring, base and wall units with roll-edge laminated work surfaces, a stainless steel sink/drain, Integrated appliances include: a four-ring gas hob, double oven, and microwave, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge, a built-in breakfast bar (seats four), coving to the ceiling, and a radiator.

Lobby

With access to the rear garden, front driveway, and garage via double-glazed doors.

First Floor Landing

With a double-glazed window to the side, a built-in cupboard, and a loft inspection hatch.

Bedroom One

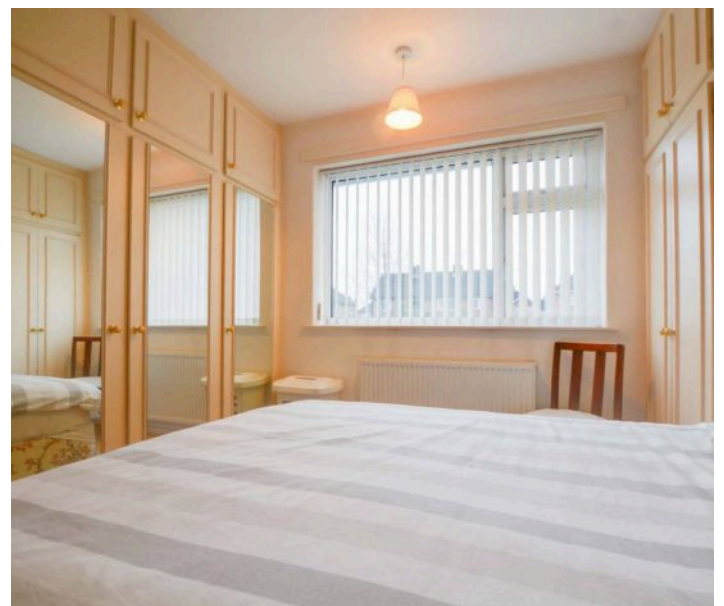
11' 9" x 9' 4" (3.59m x 2.85m)

Featuring a double-glazed window to the rear, built-in wardrobes, a built-in dressing table, and a radiator.

Bedroom Two

11' 3" x 7' 7" (3.42m x 2.30m)

Featuring a double-glazed window to the front and a radiator.









Bedroom Three

9' 1" x 8' 10" (2.77m x 2.70m)

Featuring a double-glazed window to the rear, a built-in wardrobe, and a radiator.

Bathroom

8' 10" x 5' 11" (2.68m x 1.80m)

Featuring an obscured double-glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin with under-basin storage, and fully tiled walls.

Front Garden

With a lawn with a fence perimeter border.

Rear Garden

A south-facing rear garden with a patio seating area leading to a raised upper patio, a well-maintained lawn, established flower beds, and a fenced perimeter.

Driveway

Low-maintenance block-paved driveway with parking for one vehicle (potential for more).

Garage

A standard garage with an up-and-over door



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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