



**Redruth Avenue, WIGSTON LE18 2JF**

**welcome to**

**Redruth Avenue, WIGSTON**

GUIDE PRICE £450,000-£500,000. This 5-bedroom semi-detached home in Wigston features gas central heating, double glazing, a fitted kitchen, and a downstairs shower room with W/C. The property includes a rear garden, a blocked-paved driveway, and a single garage,



### **Front Garden**

Blocked paved for off-road parking and a single garage.

### **Entrance Hall**

10' 9" x 9' 8" ( 3.28m x 2.95m )  
Cloakroom with central heating

### **Lounge**

15' 10" x 10' 2" ( 4.83m x 3.10m )  
Central heating and double glazed window facing towards the front of the house.

### **Dining Room**

19' 3" x 10' 3" ( 5.87m x 3.12m )  
Central heating and double glazed window facing towards the rear of the house.

### **Kitchen**

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Central heating and double glazed window/door into the rear garden. Fitted kitchen with integrated electric hob-oven.

### **Utility Room**

12' 7" x 11' 2" ( 3.84m x 3.40m )  
The utility room has a washing machine point, fitted kitchen units and a Worcester Bosh combi boiler.

### **Downstairs Bathroom**

Central heating and double glazed window. W/c, sink and shower cubicle.

### **Bedroom 1**

13' 1" x 11' 11" ( 3.99m x 3.63m )  
Central heating and double glazed window.

### **Bedroom 2**

12' 9" x 9' 6" ( 3.89m x 2.90m )  
Central heating and double glazed window.

### **Bedroom 3**

12' 7" x 8' 8" ( 3.84m x 2.64m )  
Central heating and double glazed window.

### **Bedroom 4**

9' 1" x 7' ( 2.77m x 2.13m )  
Central heating and double glazed window.

### **Bedroom 5**

11' 6" x 10' 10" ( 3.51m x 3.30m )  
Central heating and double glazed window.

### **Bathroom**

Towel rail, double glazed window, w/c, sink and bathtub.

### **Rear Garden**

Grass, wooden fencing and a shed.



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## Redruth Avenue, WIGSTON

- 5 Bedrooms
- Gas central heating
- Double glazing
- Fitted kitchen
- Downstairs shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAD108514 - 0009

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