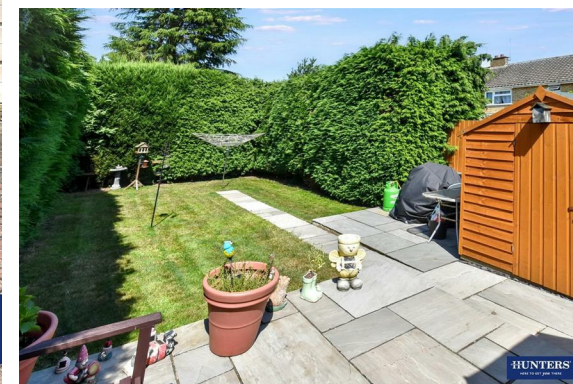




## Penzance Avenue, , Wigston, Leicestershire, LE18 2HX

- Extended 3-4 bedroom home
- Open plan kitchen-diner
- Ready to move into
- Versatile additional ground floor room
- Gas central heating
- Home bar & games room
- Off road parking
- Welcoming lounge with fireplace
- Enclosed rear garden
- Local Shops, schools and amenities

**Offers In Excess Of £300,000**



# Penzance Avenue, , Wigston, Leicestershire, LE18 2HX

## DESCRIPTION

Extended 3/4 Bedroom Family Home – Home Bar & Games Room – Open Plan Kitchen-Diner – Double Garage – Ready To Move Into

If you're looking for a home that offers space for family life and entertaining in equal measure, this beautifully presented extended home could be exactly what you've been waiting for. Offering versatile accommodation, a fantastic home bar and games room, this is a property designed to be enjoyed.

From the moment you step inside, the welcoming lounge creates an immediate feeling of home. Filled with natural light and centred around a feature fireplace, it provides the perfect place to relax with family or unwind after a busy day.

The heart of the home is the spacious open plan kitchen-diner, thoughtfully designed with ample storage, integrated appliances, and plenty of room for family meals, entertaining guests, or simply enjoying everyday life together. A versatile additional room off the kitchen offers flexibility as a fourth bedroom, home office, playroom, or hobby space depending on your needs.

A real standout feature is the impressive bar and games room. Whether you're hosting friends, enjoying family celebrations, watching sport, or simply relaxing with a drink, this fantastic space offers endless possibilities and creates a true lifestyle element rarely found at this price point.

Upstairs, three well-appointed bedrooms provide comfortable accommodation for families of all sizes, complemented by a family bathroom fitted with a modern suite and shower over the bath.

Outside, the enclosed rear garden provides a wonderful extension of the living space, with patio seating areas, lawn, and mature screening creating a private setting for summer barbecues, outdoor entertaining, or relaxing in the sunshine.

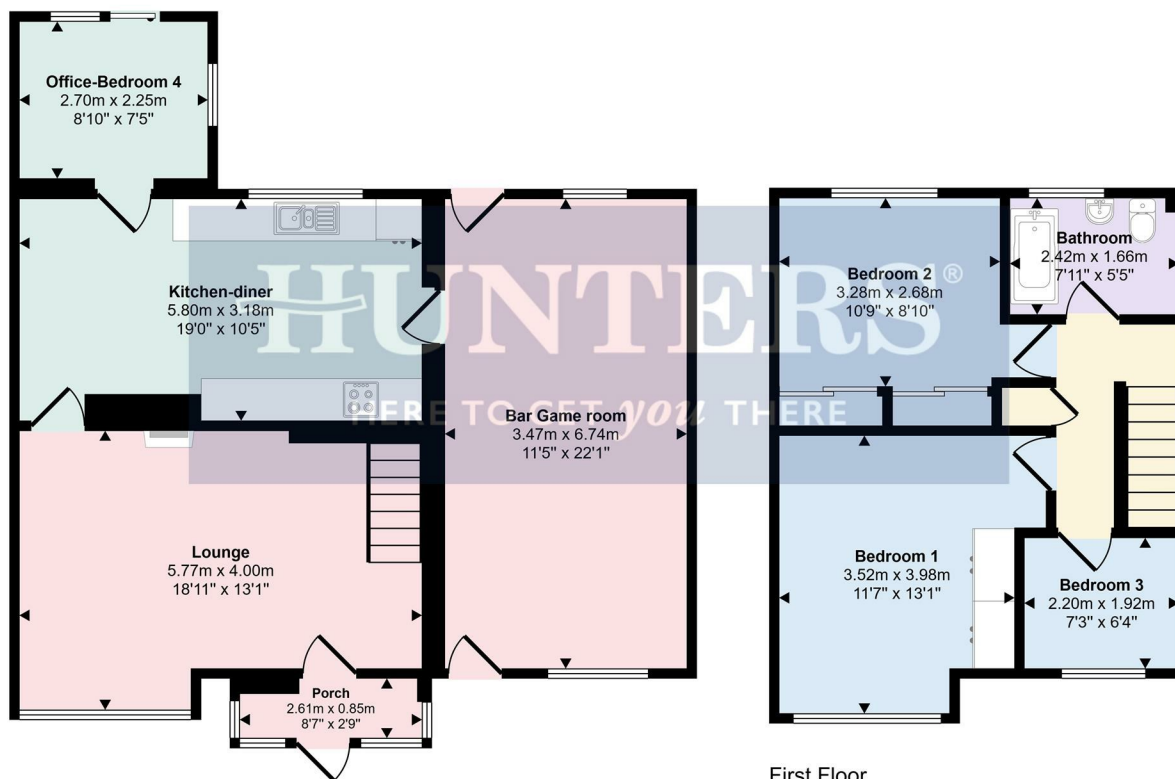
Further benefits include gas central heating, double glazing, a double garage, and off-road parking.

Conveniently positioned with excellent road and public transport links to the town centre, city, and local motorway networks.





Approx Gross Internal Area  
117 sq m / 1257 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

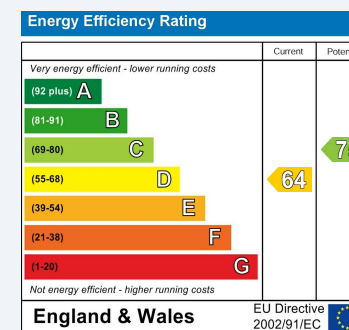
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.