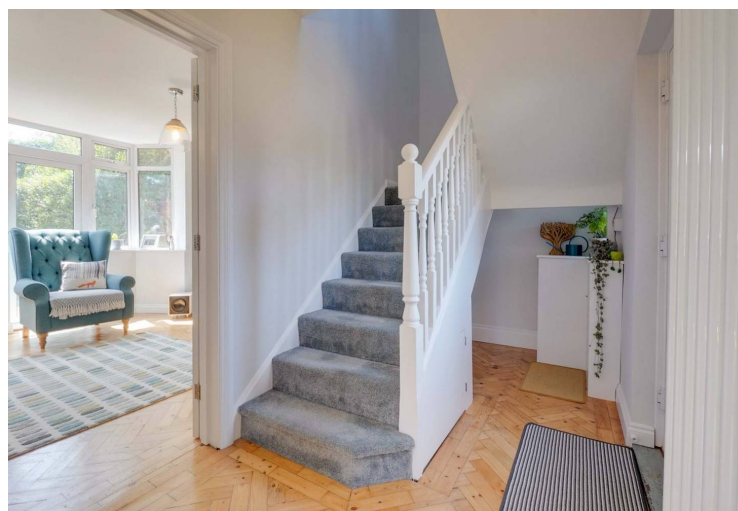
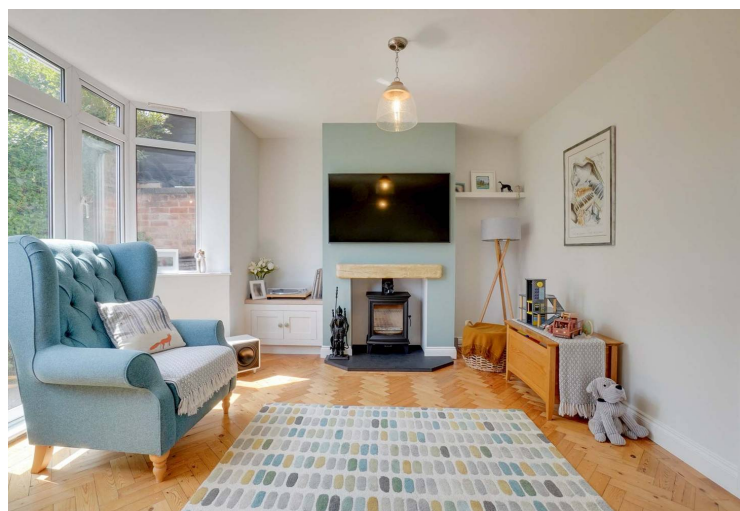




South Avenue, Wigston

£315,000 Freehold

Stylish three-bedroom semi in Wigston. Features open-plan kitchen, log burner, restored parquet flooring, landscaped garden, two outbuildings, summer house, and original character details.





Entrance Hall

11' 8" x 5' 11" (3.56m x 1.80m)

Accessed via the front entrance door and benefiting from original restored parquet flooring and a useful storage cupboard under the stairs. Providing access to the lounge, kitchen and first-floor accommodation.

Lounge

17' 9" x 12' 0" (5.41m x 3.65m)

A beautifully presented reception room positioned to the rear of the property, enjoying views over the garden through a window and a patio door, which also provides direct access outside. Recently renovated and benefiting from restored original parquet flooring, two ceiling pendant lights and a feature log burner creating an attractive focal point. A bright and inviting family living space.

L-shaped. Kitchen / Dining Room

Dining area: 3.80m x 3.81m & Kitchen: 5.19m x 1.77m. Recently renovated to a high standard, this impressive open-plan kitchen and dining space forms the heart of the home. Fitted with a comprehensive range of wall and base units complemented by wooden-effect work surfaces, a ceramic inset Belfast sink with mixer tap and integrated fridge freezer, oven, induction hob, dishwasher and extractor hood. The room enjoys excellent natural light from a bay window to the front elevation together with two windows to the side elevation. Additional features include original parquet flooring throughout the dining area and laminate flooring in the kitchen areas, inset spotlights, pendant lighting above the dining table, a tall contemporary radiator, and ample space for a six-seater dining table. Doors provide access to the rear garden and the downstairs WC.





Downstairs WC

6' 2" x 2' 10" (1.89m x 0.86m)

Fitted with a low-level WC and wash hand basin with useful storage cupboards. Benefiting from tiled flooring, underfloor heating and a window to the rear elevation.

Stairs

Carpeted staircase rising to the first-floor accommodation.

Landing

16' 6" x 5' 11" (5.04m x 1.80m)

Spacious landing benefiting from fitted carpet, window to the front elevation, storage cupboard housing the boiler and loft access. Providing access to all three bedrooms and the family bathroom.

Bedroom One

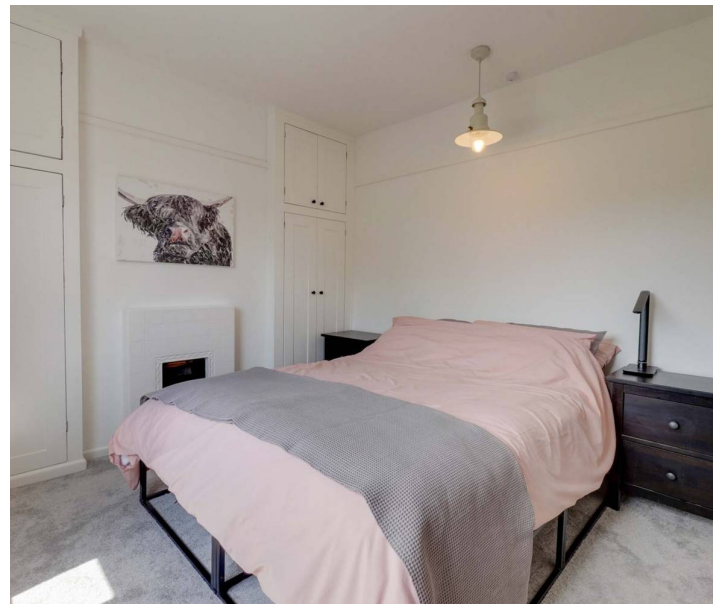
12' 3" x 10' 7" (3.74m x 3.22m)

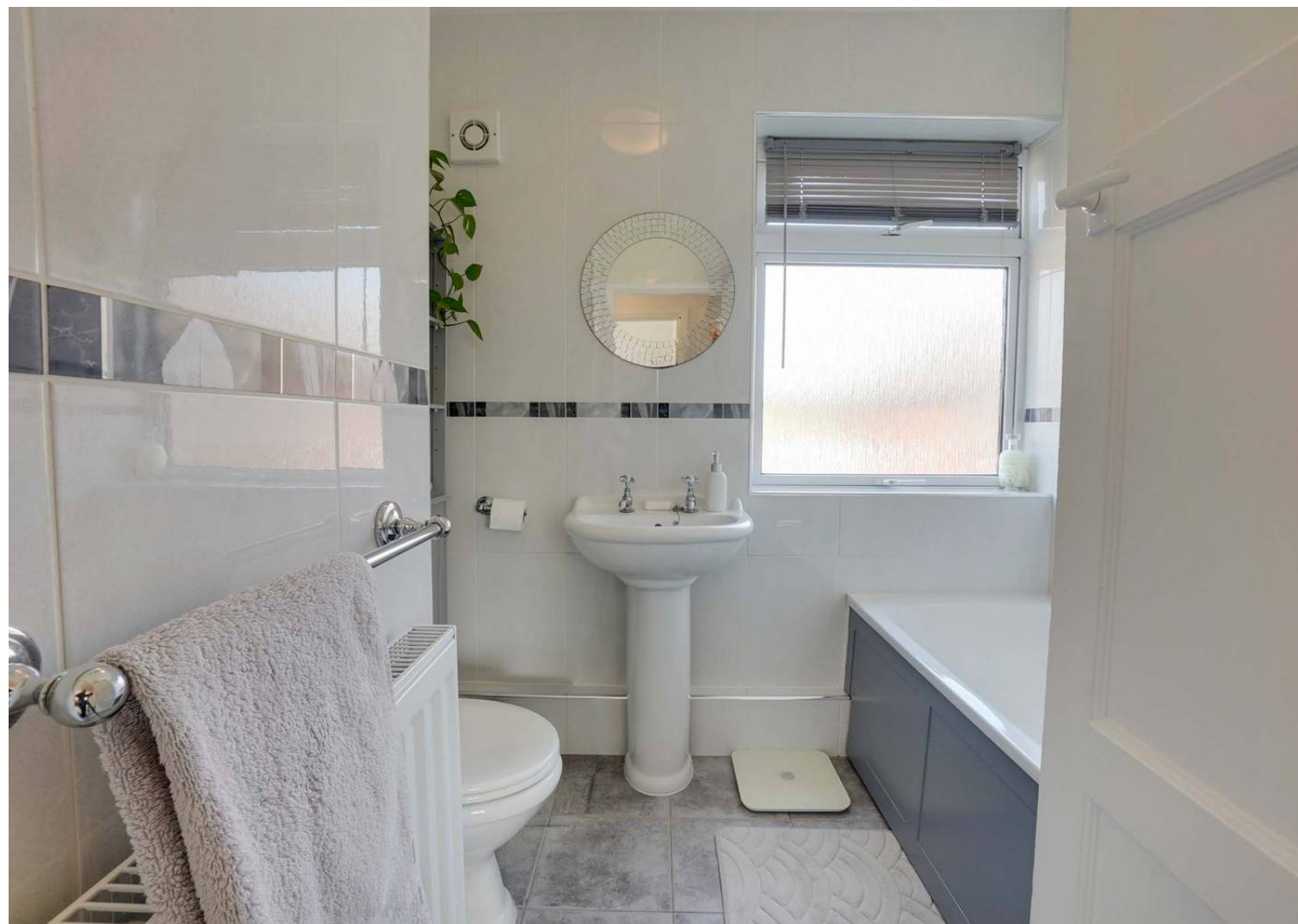
Double bedroom positioned to the rear of the property. Benefiting from fitted carpet, radiator to the side wall, two fitted wardrobes, feature fireplace and ceiling pendant lighting.

Bedroom Two

10' 11" x 10' 0" (3.34m x 3.04m)

Double bedroom overlooking the rear garden, currently utilised as a nursery. Benefiting from fitted carpet, radiator to the internal wall and ceiling pendant lighting.









Bedroom Three

9' 6" x 7' 6" (2.89m x 2.28m)

Well-proportioned third bedroom currently utilised as a home office. Benefiting from windows to both the front and side elevations creating a dual-aspect room with excellent natural light. Further features include fitted carpet, two built-in wardrobes, radiator to the internal wall and ceiling pendant lighting.

Bathroom

7' 4" x 7' 4" (2.24m x 2.23m)

Modern family bathroom fully tiled to both the walls and floor. Fitted with a bath incorporating shower over and glass folding shower screen, low-level WC and wash hand basin. Further benefiting from an extractor fan, ceiling light and window to the front elevation.

Rear Garden

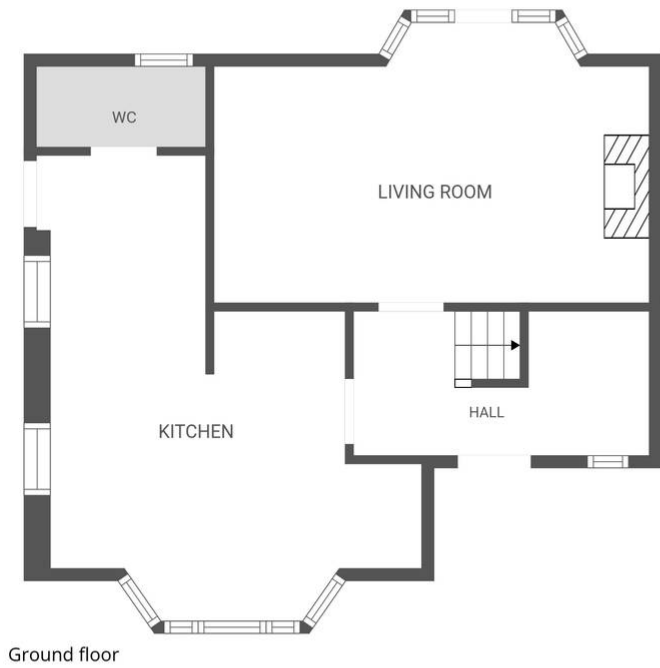
Occupying a generous corner plot, the rear garden is a standout feature of the property and significantly larger than many neighbouring homes. Beautifully landscaped and thoughtfully maintained, it offers an excellent balance of lawn, patio and established planting, creating an ideal space for families, entertaining and outdoor living. The garden further benefits from two useful brick-built outbuildings providing excellent storage together with a charming summer house, making this an exceptionally versatile outdoor space.

Front Garden

The property enjoys excellent kerb appeal with mature planting and shrub borders complementing the attractive frontage, a pathway leads to the front entrance.

Driveway

The driveway provides off-road parking for one vehicle.



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





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

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