



Avondale Road, Wigston

Offers Over £270,000 Freehold

Charming 3-bed semi in popular Wigston. Features a spacious dual-aspect lounge, stunning landscaped garden, driveway & garage. Great scope for modernisation to make it your own!





Entrance Hall

8' 6" x 5' 10" (2.59m x 1.77m)

Accessed via a UPVC double-glazed entrance door to the front elevation. Benefiting from fitted carpet, radiator and useful storage cupboard. Providing access to the lounge, kitchen and first-floor accommodation.

Living Room

20' 8" x 13' 5" (6.31m x 4.08m)

Spacious dual-aspect reception room extending from the front to the rear of the property and benefiting from a large window to the front elevation with fitted blinds together with full-width patio doors across the rear elevation, providing views and access to the garden. Features include fitted carpet, a radiator, and a gas fireplace with a stone surround, forming an attractive focal point.

Kitchen

12' 8" x 6' 9" (3.86m x 2.05m)

Fitted with a range of wall and base units with complementary work surfaces. Benefiting from an integrated fridge, integrated freezer, integrated oven, hob and extractor hood together with space for a washing machine and tumble dryer. Further benefiting from tiled flooring, a radiator positioned behind the door, a window overlooking the rear garden and direct access to the outside space.



Stairs & Landing

Carpeted staircase with handrails rising to the first-floor accommodation. A window to the side elevation provides natural light to the stairwell. The landing benefits from fitted carpet, a large window with roller blind and access to all bedrooms, a shower room and a separate WC.

Separate W/C

5' 6" x 2' 7" (1.67m x 0.79m)

Fitted with a low-level WC and benefiting from tiled walls, vinyl flooring, a handrail, a roller blind and a window to the side elevation.

Shower Room

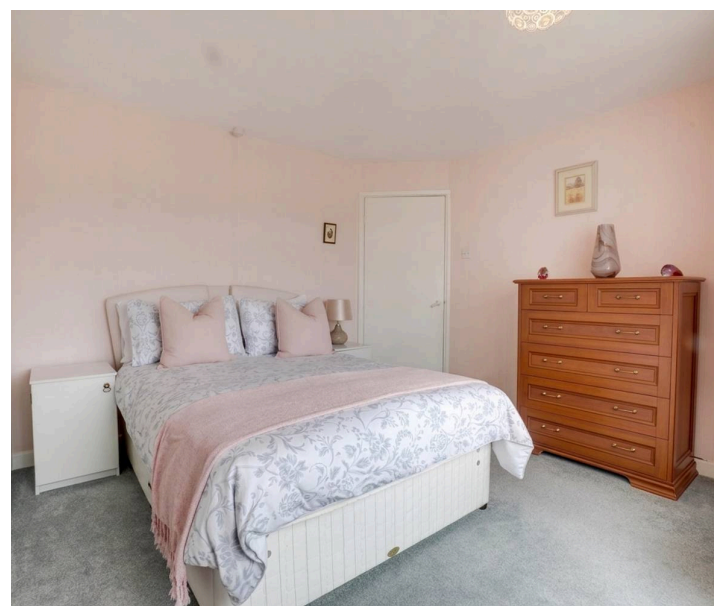
6' 7" x 5' 5" (2.01m x 1.65m)

Fitted with a walk-in shower enclosure incorporating an electric shower, aqua panel surrounds and a glass shower screen. Also benefiting from a wash hand basin with storage unit beneath, vinyl flooring, towel rail radiator, handrails and a window to the rear elevation with roller blind.

Bedroom One

12' 6" x 11' 8" (3.80m x 3.56m)

Generous double bedroom positioned at the front of the property. Benefiting from a large window with fitted blinds, fitted wardrobes, fitted desk area, fitted carpet and radiator beneath the window.









Bedroom Two

12' 6" x 8' 11" (3.81m x 2.71m)

Double bedroom overlooking the rear garden. Benefiting from fitted wardrobes and cupboard space housing the hot water tank, fitted carpet, radiator and window to the rear elevation with fitted blinds.

Bedroom Three

9' 6" x 6' 8" (2.90m x 2.04m)

Well-proportioned third bedroom benefiting from fitted carpet, built-in storage cupboard/wardrobe, radiator and window to the front elevation with fitted blinds.

Front Garden

The property enjoys an attractive frontage with a block-paved driveway providing off-road parking for up to two vehicles. The home is set back from the road and benefits from a well-maintained appearance, creating excellent kerb appeal.

Rear Garden

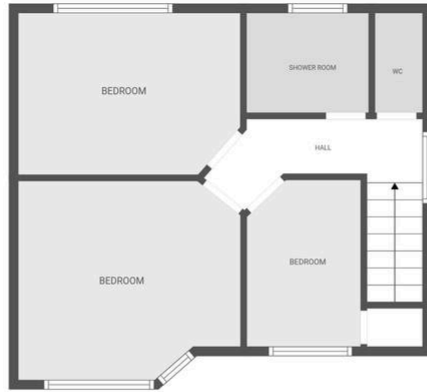
A particular feature of the property is the beautifully landscaped rear garden. Lovingly maintained and well established, the garden provides a combination of lawned areas, mature planting and seating space, creating an attractive outdoor environment for relaxation and entertaining.

Garage

Detached garage positioned within the rear garden. Whilst currently not accessible by vehicle due to the existing gate arrangement, it provides excellent storage, workshop potential or scope for alternative uses subject to any necessary consents.

Driveway

Block-paved driveway providing off-road parking for up to two vehicles.



1st floor



Ground 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

We'll keep you moving...



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