# Britford Avenue, , Wigston, LE18 2RF

- Move-in ready, no chain
- Two bedrooms
- Open-plan lounge with garden view
- Private garden with patio
- Close to schools, Countryside and shops
- Located in Little Hill estate
- Modern bathroom with shower over the bath
- Stylish kitchen with fitted white cabinets
- Garage and gated driveway
- Good road and public transport access to the town, city and motorway

**£250,000**

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## DESCRIPTION

Move-In Ready -Two-Bedroom Bungalow with No Upward Chain – Garage and gated driveway-Open plan Kitchen-diner

Beautifully presented and ready to welcome its new owners, this stylish two-bedroom home offers the perfect blend of comfort, convenience, and modern living—with no upward chain to smooth your journey to moving day.

Tucked away in the ever-popular Little Hill estate, this property enjoys the best of both worlds: peaceful, leafy surroundings with countryside walks on your doorstep, yet just moments from local shops, well-regarded schools, and everyday amenities. Excellent road links connect you effortlessly to the city, Fosse Park, and the motorway network, while good public transport makes commuting a breeze.

Step inside to discover a home that has been thoughtfully refreshed throughout, with new carpets, recent decoration, gas central heating, and double glazing ensuring warmth and efficiency all year round.

The generous open-plan lounge is the true heart of the home, bathed in natural light from a large window and sliding patio doors that open onto the garden—an inviting space to unwind or entertain. Flowing seamlessly through to the kitchen-diner, you'll find sleek white cabinetry, contrasting dark worktops, and stylish tiled flooring, creating a space that's as practical as it is polished.

Upstairs, bedroom one is a bright, restful double, while bedroom two offers versatile space—ideal as a second bedroom, nursery, or home office. The modern bathroom completes the picture, finished with a chic grey-tiled suite for a touch of everyday luxury.

Outside, a private rear garden with a paved patio invites al fresco dining and relaxed summer evenings, while a garage and gated driveway provide secure parking and valuable storage.

With no chain, fresh décor and the convenience of simply moving in and enjoying your new home, early viewing is highly recommended. Contact Hunters today to arrange your viewing.

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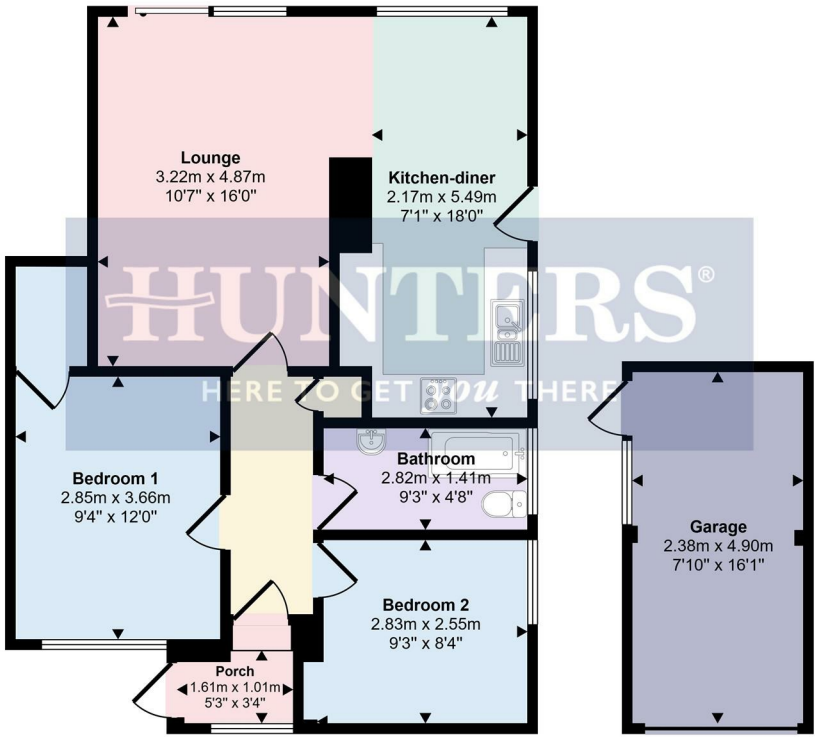
Approx Gross Internal Area
75 sq m / 802 sq ft



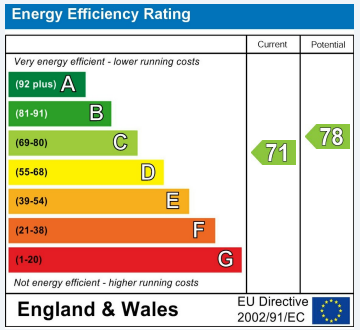

Floorplan
**Approx 63 sq m / 677 sq ft**

Garage
**Approx 12 sq m / 125 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.

## 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.

### Viewings

Please contact 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.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