



## South Avenue, , Wigston, LE18 2ES

- No upward chain
- Large garden, ideal for families
- Bright lounge with bay window
- Fitted kitchen with utility room
- Potential for off-road parking
- 3/4 bedrooms, flexible layout
- Scope to extend
- Spacious dining room with garden access
- Gas central heating, double glazing
- Contact Hunters Wigston for viewing

**Offers In The Region Of £265,000**



# South Avenue, , Wigston, LE18 2ES

## DESCRIPTION

No Upward Chain – 3/4 Bedroom Semi-Detached Home – Large Garden – Scope to Extend or alter layout– Fantastic Family Potential

Offered to the market with no upward chain, this spacious 3/4 bedroom semi-detached home presents an exciting opportunity for buyers looking to create a home tailored to their own taste and lifestyle. Requiring general updating, the property offers generous accommodation, excellent flexibility, and significant potential to extend or reconfigure, subject to the necessary permissions.

The welcoming lounge is filled with natural light from the bay window and provides a comfortable space to relax with family and friends. The dining room creates a superb entertaining area, with French doors opening onto the garden and plenty of room for family gatherings and everyday living.

The fitted kitchen is complemented by a useful utility room, offering practical storage and workspace, while additional external store rooms and WC for future development ideas.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation for a growing family. A former fourth bedroom has been converted into a shower room and can be adapted back into a bedroom, home office, nursery, or hobby room depending on your needs. A family bathroom and separate WC further enhance the practicality of the layout.

Outside, the property continues to impress with a generous, established rear garden. Mature trees, shrubs, lawned areas, and pathways create a wonderful outdoor space for children to play, keen gardeners to enjoy, or families to entertain throughout the warmer months.

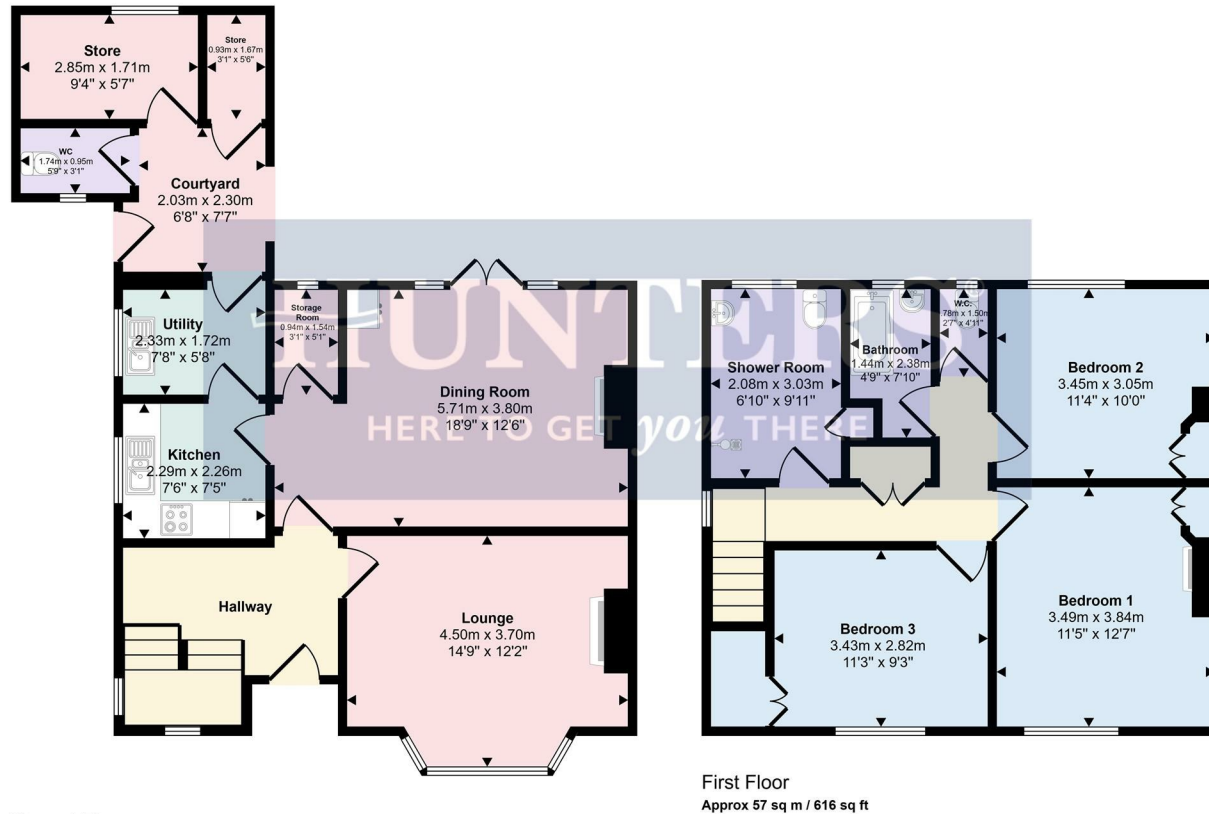
The home also benefits from gas central heating, double glazing, and the potential to create off-road parking to the front, subject to the relevant consents.

Ideal for first-time buyers, growing families, or buyers seeking a project with genuine long-term potential, this is a fantastic opportunity to secure a spacious home and add value over time.





Approx Gross Internal Area  
129 sq m / 1388 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

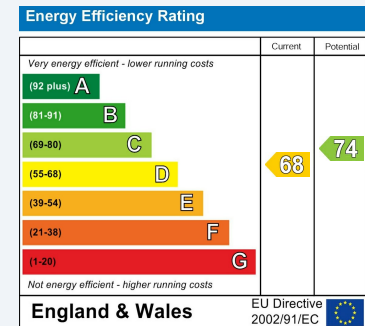
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.