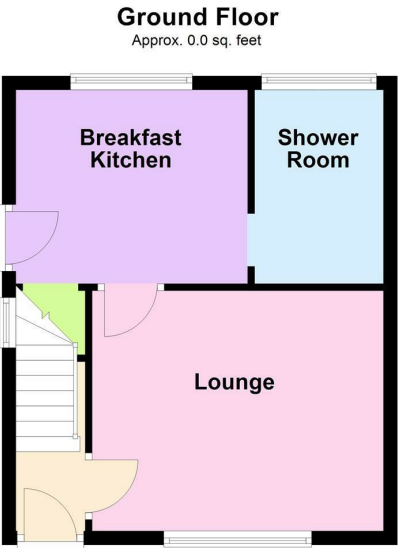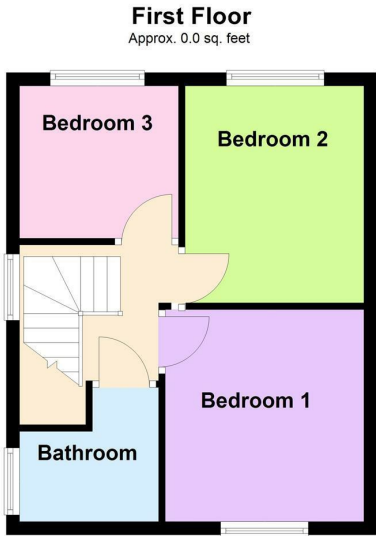**nestegg properties**

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
11'06 x 13'08 (3.51m x 4.17m)

Breakfast Kitchen
8'11 x 10'09 (2.72m x 3.28m)

Downstairs Shower Room
8'11 x 4'10 (2.72m x 1.47m)

Landing

Bedroom One
10'04 x 9'06 (3.15m x 2.90m)

Bedroom Two
10'04 x 8'05 (3.15m x 2.57m)

Bedroom Three
7'03 x 7'06 (2.21m x 2.29m)

Bathroom
7'04 x 6'05 (2.24m x 1.96m)

Ground Floor
Approx. 0.0 sq. feet

Breakfast Kitchen

Shower Room

Lounge

Total area: approx. 0.0 sq. feet

First Floor
Approx. 0.0 sq. feet

Bedroom 3

Bedroom 2

Bedroom 1

Bathroom

## 139 Kingston Avenue, Wigston, LE18 1HP

£220,000

OVERVIEW

· Great Size Plot & No Chain
· Semi Detached House
· Popular Location
· Hallway & Lounge
· Breakfast Kitchen & Downstairs
  Shower Room
· Three Bedrooms & Bathroom
· Driveway & Detached Garage
· Extensive Garden
· Viewing Is Essential
· EER - D, Freehold, Tax Band -

LOCATION LOCATION....

Kingston Road in Wigston is a sought-after location offering everyday convenience, great amenities & a warm community feel. Families are well served by excellent local schools including Glenmere Primary, All Saints, Little Hill & Wigston Academy, with Wigston College nearby for post-16 education. Parks & open spaces are close at hand, ideal for walks, playtime or simply relaxing outdoors. A variety of shops, cafés & local amenities can be found in Wigston town centre, all just a short stroll away, while the popular Fosse Park retail destination is only a brief drive for even more choice. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road & motorways, plus South Wigston train station offering convenient rail connections. With its great schools, handy shops, green spaces & welcoming neighbourhood feel, Kingston Road is a fantastic place to call home.
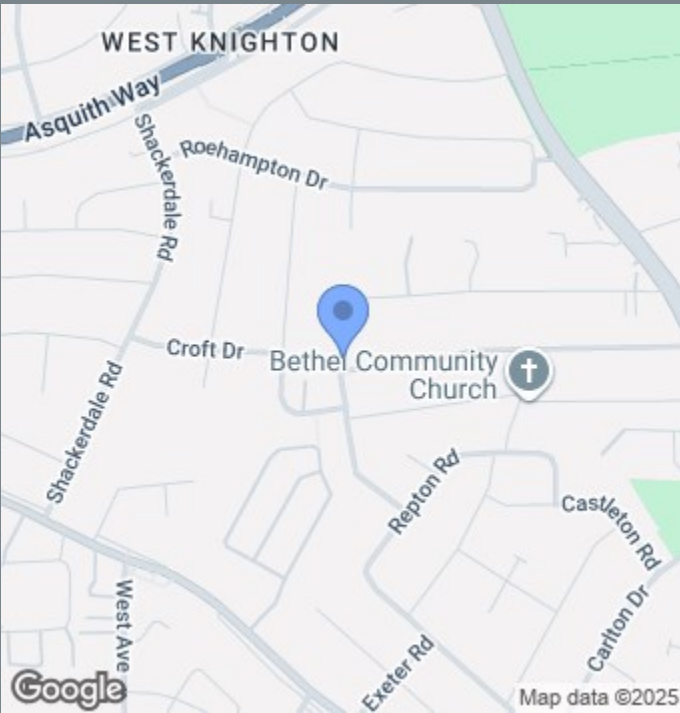
THE INSIDE STORY

Nestled in a highly sought-after location, this delightful property presents a wonderful opportunity for those looking to create their dream home. Set on a fabulous plot and offered to the market with no upward chain, it combines spacious accommodation with huge potential for modernisation. The ground floor features an inviting entrance hall, a generous lounge perfect for family living, a breakfast kitchen with garden views, and a convenient downstairs shower room. Upstairs, a well-proportioned landing leads to three comfortable bedrooms and a family bathroom. Outside, the home boasts a driveway to the front, a detached garage, and a beautifully extensive garden—ideal for outdoor entertaining or future expansion. With its charming setting and scope to add value, this is a fantastic opportunity not to be missed.