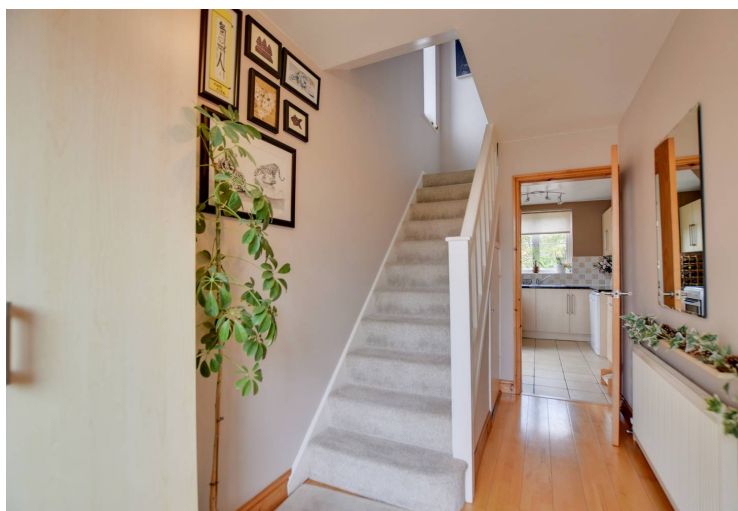
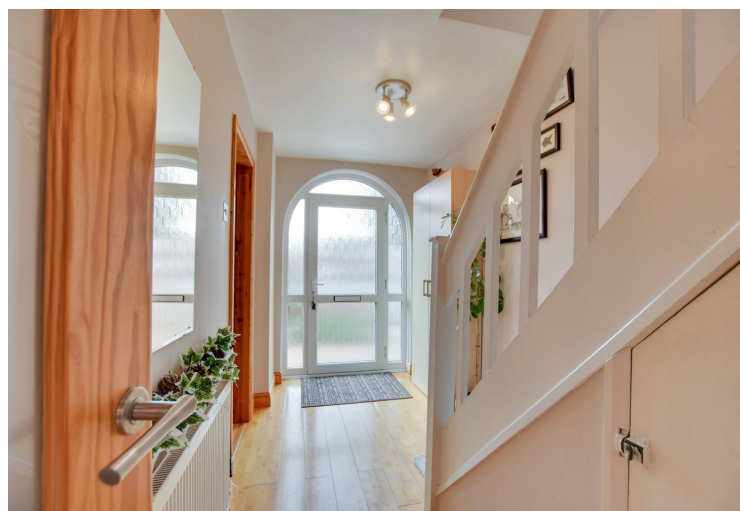




Barnby Avenue, Wigston

£275,000 Freehold

Occupying a corner plot in Wigston, this 3-bed semi-detached home offers 2 reception rooms, a modern kitchen & bathroom, driveway, garage & paved gardens. Offered with no upward chain.





Entrance Hall

With stairs to the first floor, understairs storage cupboard, wooden flooring, and a radiator.

Reception Room

16' 5" x 9' 10" (5.00m x 3.00m)

Double-glazed bay window to the front elevation, wooden flooring, radiator, fire living-flame-effect gas fire, Open aspect to the dining room.

Reception Room Two

9' 6" x 8' 6" (2.90m x 2.60m)

With a double-glazed patio door to the garden, wooden flooring and a radiator.



Fitted Kitchen

10' 10" x 7' 10" (3.30m x 2.40m)

With a double-glazed door to the side elevation. Double-glazed window to the rear elevation; stainless steel sink and drain unit with a range of rear base units with work surfaces over, electric cooker point, plumbing for dishwasher, tiled flooring, space for fridge freezer.

First Floor Landing

With a double-glazed window to the side elevation, loft access.



Bedroom One

14' 1" x 9' 10" (4.30m x 3.00m)

With a double-glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Two

12' 2" x 11' 2" (3.70m x 3.40m)

With a double-glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Three

8' 11" x 6' 11" (2.73m x 2.10m)

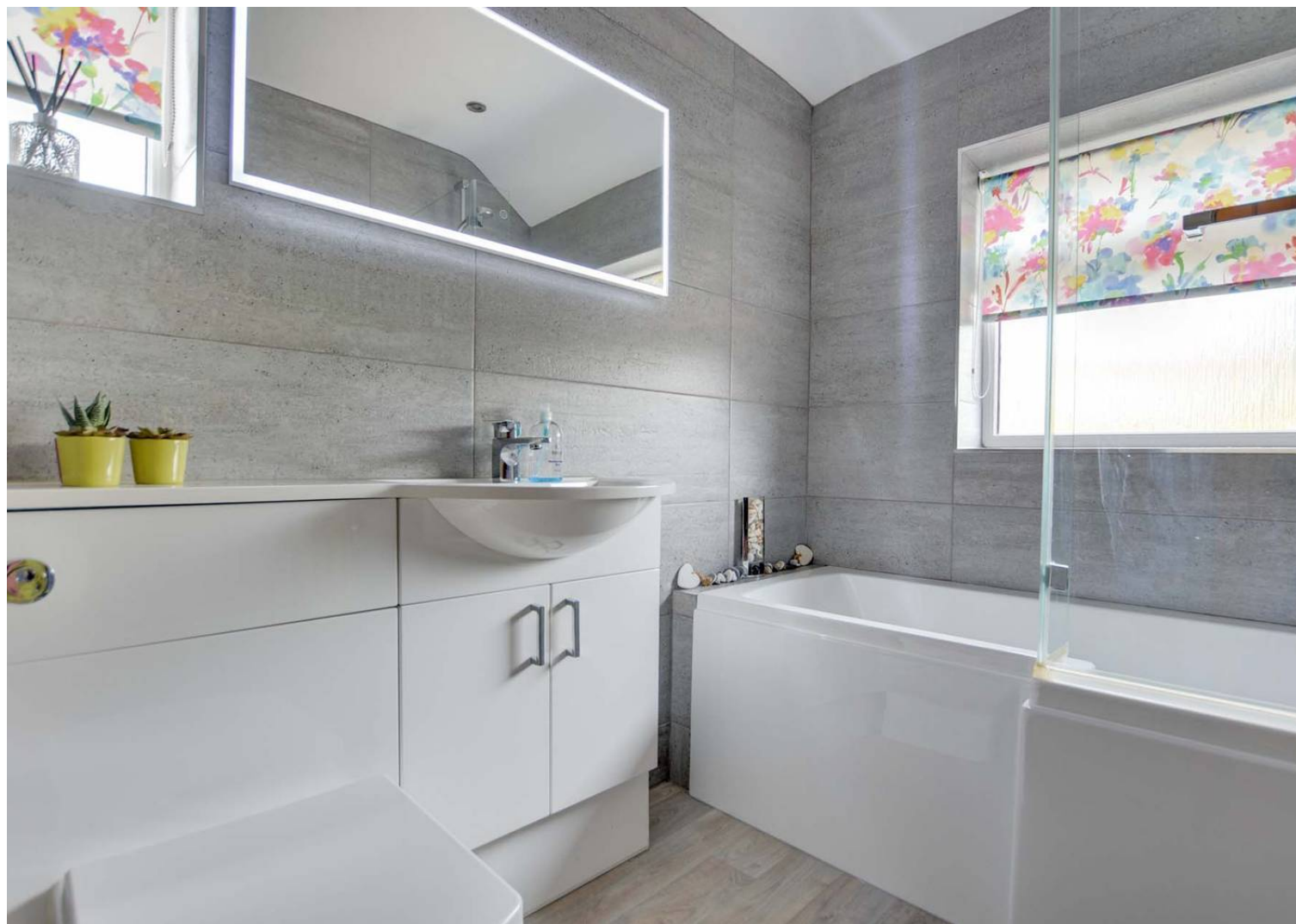
With a double-glazed window to the front elevation, radiator.



Bathroom

With a double-glazed window to the side and rear elevations, bath with an electric shower over, low-level WC, wash hand basin, tiled walls, tiled floor, inset ceiling spotlight, extractor fan, heated chrome towel rail.









Front Garden

Walled front garden with nice flower beds with established shrubs and mature tree.

Garden

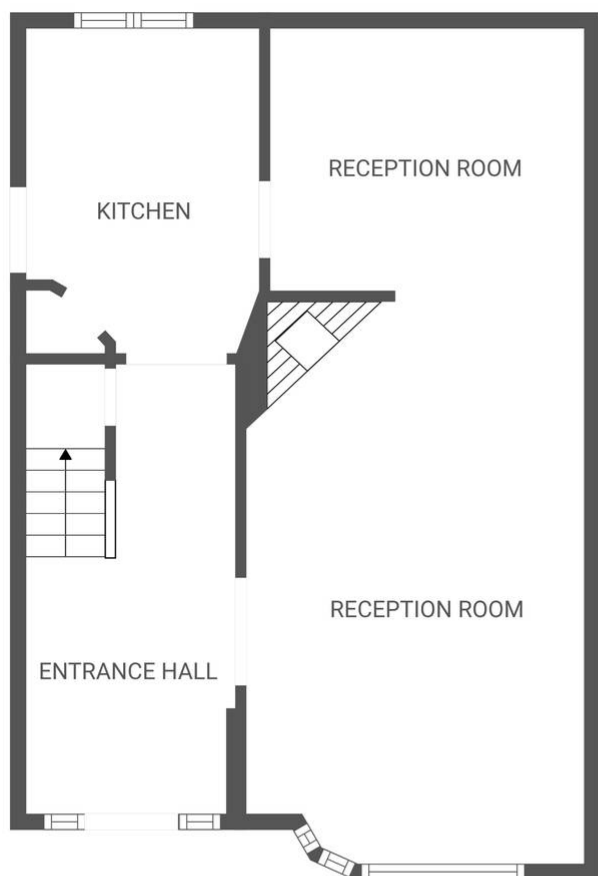
To the side of the property is a paved area with gated access leading through to a paved patio at the rear, complete with an outside tap and exterior lighting. Steps lead down to the mainly paved rear garden, enclosed by fencing and timber boundaries, with established flower beds featuring a variety of mature shrubs.

Garage

Garage with an up-and-over door to the front elevation, benefiting from power and lighting, together with plumbing for a washing machine.

Driveway

Driveway to the side of the property providing off-road parking for two vehicles and leading to the garage.



Ground floor



1st 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: C

EPC Environmental Impact Rating:

We'll keep you moving...



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