

FLOOR PLAN

DIMENSIONS

Hallway

Lounge Diner

17'7 x 12'4 (5.36m x 3.76m)

Breakfast Kitchen

12'9 x 10'10 (3.89m x 3.30m)

Utility & WC

6'3 x 5'4 (1.91m x 1.63m)

Sun Room

12' x 12'4 (3.66m x 3.76m)

WC

5'4 x 5'6 (1.63m x 1.68m)

Storage

4'7 x 12'8 (1.40m x 3.86m)

Landing

Bedroom One

10'5 x 10' (3.18m x 3.05m)

Bedroom Two

8'11 x 12'4 (2.72m x 3.76m)

Bedroom Three

9'4 x 8'2 (2.84m x 2.49m)

Shower Room

7' x 4'8 (2.13m x 1.42m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

7 Holmden Avenue, Wigston, LE18 2EG

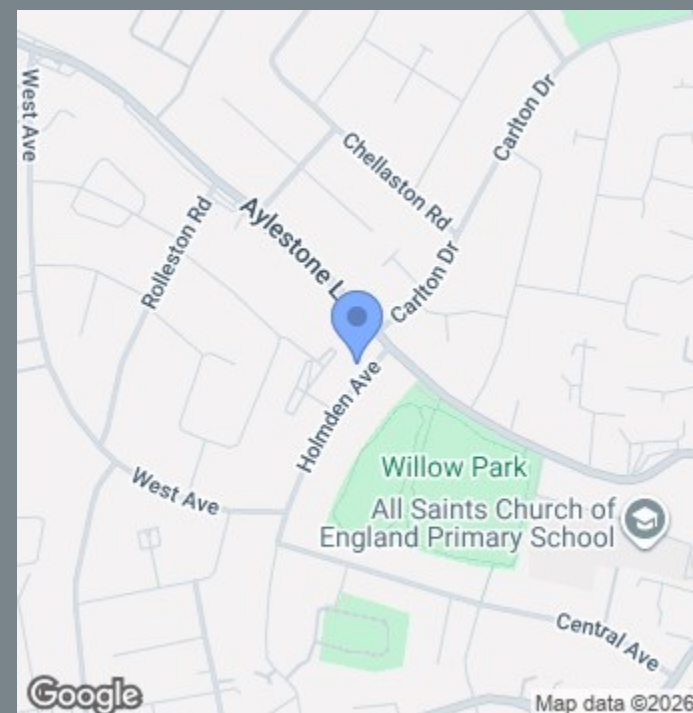
£290,000

OVERVIEW

- Spacious Family Home
- Great Location & No Chain
- Beautifully Finished Throughout
- Hall & Utility/WC
- Lounge & Conservatory
- Modern Breakfast Kitchen
- Three Bedrooms & Shower Room
- Driveway & Rear Garden
- Viewing Is Essential
- EER - , Freehold, Tax - B

LOCATION LOCATION....

Holmden Avenue enjoys a wonderful position within the popular town of Wigston, a well-established community renowned for its excellent amenities, welcoming atmosphere and superb transport connections. Offering the perfect balance of convenience and community spirit, the area is home to a fantastic range of independent shops, cafés, supermarkets and everyday services, with Wigston town centre just a short distance away. Families are particularly well catered for, with highly regarded schools including Little Hill Primary School, Meadow Community Primary School, Wigston Academy and South Leicestershire College all within easy reach. Residents also benefit from nearby parks and green spaces, including Peace Memorial Park and local recreation grounds, providing ideal places for walking, children's play and outdoor leisure. Wigston is exceptionally well connected, with regular bus services, nearby rail links from South Wigston and Wigston stations, and convenient access to the A6, A563 ring road, M1 and M69, making commuting straightforward. Combining excellent local amenities, respected schools and a genuine sense of community, Holmden Avenue is perfectly placed to enjoy everything this thriving town has to offer.



THE INSIDE STORY

Beautifully refurbished throughout, this attractive semi-detached home is offered to the market with no onward chain and occupies a sought-after location, making it an ideal choice for families, first-time buyers or those simply looking to move straight in. The property has undergone significant improvements, including a full rewire, replacement windows & doors, full gas central heating system, offering both style and peace of mind. A welcoming entrance hallway leads into the spacious lounge diner, a bright and versatile living space perfect for relaxing with family or entertaining guests. A large front window fills the room with natural light, whilst French doors open into the delightful sun room, creating an additional reception area that can be enjoyed as a dining space, playroom or peaceful spot to unwind whilst overlooking the garden. The contemporary breakfast kitchen is fitted with an excellent range of white wall & base cabinets, complemented by generous work surfaces, an integrated oven, hob & extractor, along with a breakfast bar, creating the perfect place for casual dining, morning coffee or catching up at the end of the day. A separate utility room provides practical space for laundry & additional storage, whilst two ground floor WCs add extra convenience for busy family life. Upstairs, the landing gives access to three well-proportioned bedrooms, each offering flexibility for family members, guests or those working from home. The stylish shower room has been beautifully appointed with a modern suite. Outside, a driveway provides off-road parking to the front, whilst the rear garden offers a wonderful space to enjoy throughout the seasons. Thoughtfully designed with a lawn, patio seating area and an elevated patio, it provides the perfect setting for outdoor dining, entertaining or simply relaxing in the sunshine. Combining modern finishes, generous accommodation and a fantastic location, this is a wonderful home ready for its next owners to enjoy.

