



Holmden Avenue, Wigston

£210,000 Freehold

3-bed home in popular Wigston with no chain. Features 2 reception rooms, a converted wet room, spacious rear garden with outbuildings, and great potential to modernise and add value.





Entrance Hall

13' 6" x 5' 11" (4.11m x 1.81m)

Accessed via the front entrance door and benefiting from laminate flooring and a radiator. Providing access to both reception rooms together with the staircase rising to the first floor.



Reception Room

17' 6" x 11' 11" (5.33m x 3.62m)

Spacious reception room positioned to the rear of the property, benefiting from a large bay window overlooking the rear garden, allowing an abundance of natural light. Features include fitted carpet, a radiator and an attractive stone fireplace incorporating a gas fire, creating an excellent focal point.



Reception Room

13' 9" x 10' 1" (4.20m x 3.07m)

Positioned to the front of the property and benefiting from a window to the front elevation. Features include laminate flooring, gas fire, useful walk-in pantry and an excellent range of built-in storage cupboards. High-level storage cupboards provide additional storage above, whilst fitted base units with work surface currently create a practical drinks preparation area.



Kitchen

9' 11" x 5' 5" (3.02m x 1.66m)

Fitted with wall and base units together with work surface space and a sink with drainer. Benefiting from tiled flooring, part tiled walls with timber wall cladding, a window overlooking the rear garden and a rear door providing direct access outside. There is space for a freestanding fridge and washing machine.

Landing

Benefiting from a window to the front elevation, a useful storage cupboard and providing access to all three bedrooms, a separate WC and a shower room.



Bedroom One

13' 2" x 0' 2" (4.01m x 0.05m)

Spacious double bedroom overlooking the rear garden. Benefiting from a radiator, two built-in wardrobes, one incorporating a mirrored door, together with ample space for bedroom furniture.

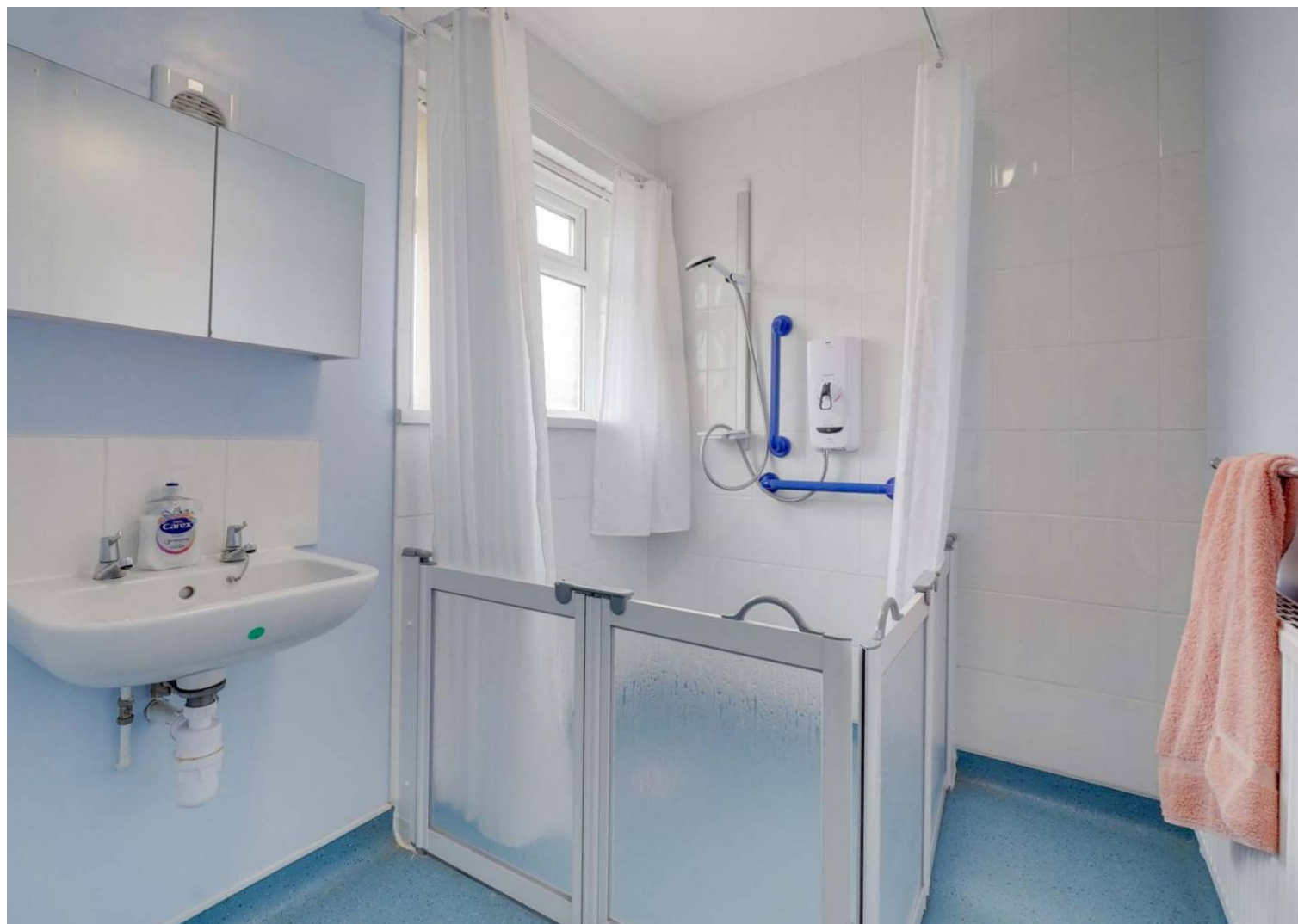
Bedroom Two

11' 0" x 10' 0" (3.35m x 3.06m)

Double bedroom benefiting from a window overlooking the rear garden, fitted carpet, radiator, built-in wardrobes and an additional built-in storage cupboard.









Bedroom Three

10' 0" x 7' 1" (3.05m x 2.16m)

Well-proportioned third bedroom overlooking the rear garden. Benefiting from fitted carpet, radiator and built-in storage cupboard, making an ideal child's bedroom, nursery or home office.

Separate WC

4' 11" x 2' 11" (1.51m x 0.88m)

Fitted with a low-level WC and benefiting from a window to the front elevation.

Shower Room

7' 4" x 3' 10" (2.24m x 1.18m)

Recently converted into a modern wet room, providing excellent accessibility. Fitted with an accessible level-access shower incorporating an electric shower and support rails, together with a wash hand basin. Benefiting from non-slip vinyl wet room flooring, a fully tiled shower area, painted walls, a towel rail radiator and a window to the front elevation.

Front Garden

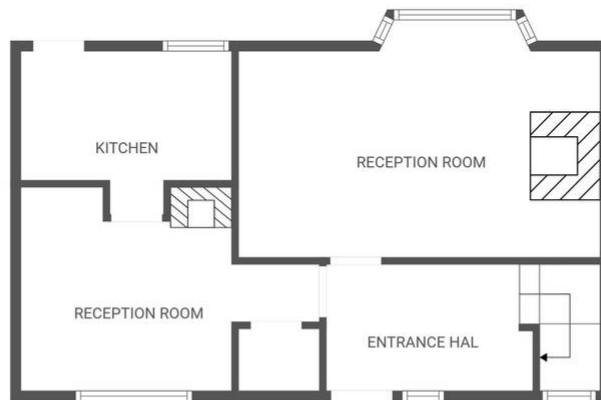
The property is set back from the road with a double run-up for 2 cars; the house is situated behind a lawned front garden with a pathway leading to the entrance door. Mature planting provides a pleasant frontage whilst offering excellent kerb appeal.

Rear Garden

A generous rear garden, predominantly laid to lawn with a patio seating area immediately adjoining the property. Offering excellent potential for landscaping and family enjoyment, the garden also benefits from two brick-built outbuildings providing useful external storage.



1st floor



Ground 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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