



## Burleigh Avenue, , Wigston, LE18 1FN

- Modern interior, traditional style property
- New fitted kitchen
- Three well-appointed bedrooms
- Gas central heating & Double glazing
- Ideal for First Time Buyers and Families
- Recently refurbished to a high standard
- New Modern bathroom with shower over bath
- Off-road parking and enclosed garden
- No Upward chain
- Immaculately presented-Viewing highly recommended

**£240,000**



# Burleigh Avenue, , Wigston, LE18 1FN

## DESCRIPTION

No Upward Chain – Recently Refurbished – Ready to Move Into – Three Bedroom Semi-Detached – Off Road Parking – Modern Interior- Ideal first time buyers or Families

Ready to move in, unpack, and start enjoying, this beautifully refurbished three-bedroom semi-detached home combines a modern interior with the character and comfort of a traditional property—perfect for families, first-time buyers, or professionals.

The home has been recently upgraded to a high standard, including a stylish new fitted kitchen, a contemporary bathroom suite with shower over the bath, fresh decoration, and new carpets, creating a clean and welcoming finish from the moment you step inside.

The ground floor offers a comfortable lounge alongside a bright and practical kitchen-diner, ideal for everyday living and entertaining. Upstairs, three well-appointed bedrooms provide flexible space for rest, work, or growing families, all served by a modern bathroom.

Externally, the property benefits from off-road parking and offers scope to further enhance or extend (subject to planning), allowing you to tailor the home to your needs over time. The rear garden is a generous outdoor area featuring a lawn bordered by mature trees and plants. It includes a paved patio area, creating a pleasant space for gardening, relaxing, or entertaining in the fresh air.

Additional features include gas central heating and double glazing.

Conveniently located with excellent road and public transport links to the city, Fosse Park, and nearby motorways, the property is ideal for commuters. Local shops, schools, parks, and town centre amenities are all within easy reach.

A stylish, move-in-ready home with future potential—early viewing is highly recommended.





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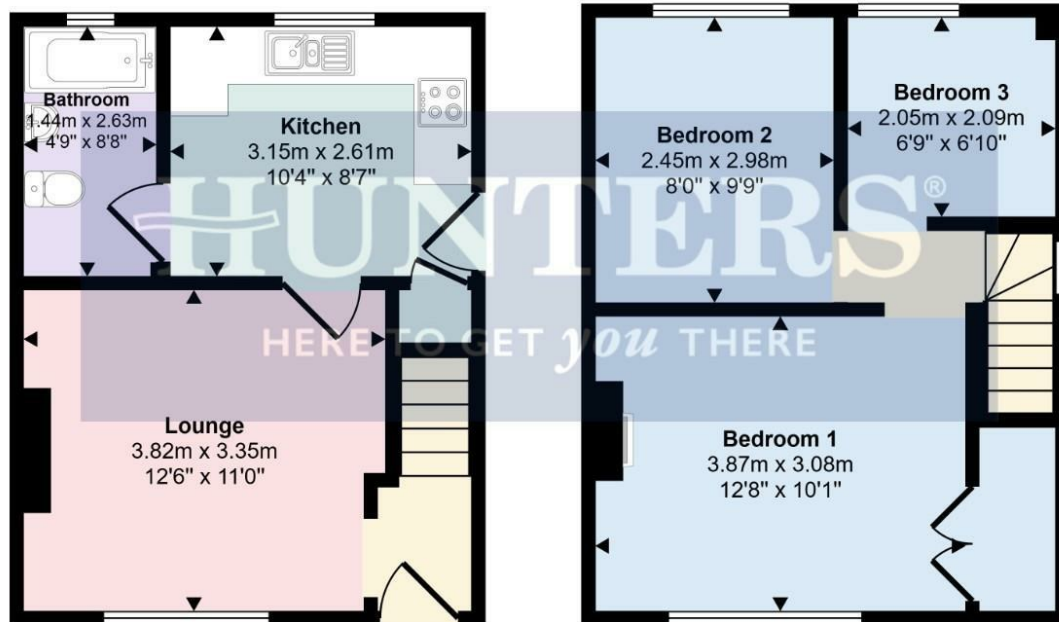


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Approx Gross Internal Area  
58 sq m / 627 sq ft



Ground Floor  
Approx 29 sq m / 310 sq ft

First Floor  
Approx 29 sq m / 316 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

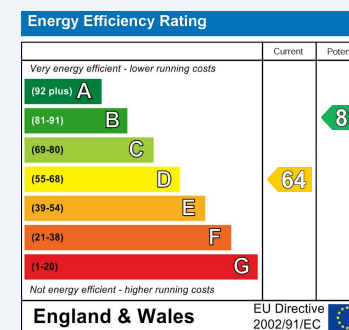
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

