



59 Penzance Avenue
Little Hill, Wigston, LE18 2HX
£245,000



Very well presented bungalow with newly installed Combi-Boiler on a generous plot, conveniently located for town centre amenities & public transport routes. Lounge & open plan kitchen diner, 2 good sized bedrooms, shower room & large conservatory.

- SEMI-DETACHED BUNGALOW
- NEWLY FITTED COMBI BOILER
- 2 BEDROOMS
- FITTED SHOWER ROOM
- LARGE CONSERVATORY
- LARGE DRIVE AND GARAGE
- GOOD SIZED FRONT & REAR GARDENS
- EXCELLENT LOCATION
- EPC RATING D - COUNCIL TAX BAND B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



THE ACCOMMODATION

Enjoying a larger than average plot for a property of this kind, the bungalow stands well back from the road behind a deep frontage. Benefiting from gas central heating WITH A NEWLY INSTALLED COMBI BOILER, and uPVC double glazed windows, the bungalow is entered through the main entrance to the side of the property into the hallway providing access to the rest of the accommodation. The living accommodation lies to the front of the property with a door off the hall into the dining kitchen. Separated from the dining area by a breakfast bar, the kitchen has been fitted with a range of base and wall units, a double oven and an electric hob with an extractor hood over, a stainless steel sin and drainer and a window overlooking the side of the house. The dining area has space for a small family dining table with a tall window overlooking the front and an opening into the lounge. The lounge is a spacious room with a large window overlooking the front, a fireplace and a door back into the hall. Bedroom 1 is a spacious double bedroom with a full range of fitted furniture and a window to the rear. Currently used as a snug, with a French door into the conservatory, bedroom 2 is a small double bedroom overlooking the rear. With dwarf walls and uPVC double glazing, the large conservatory provides a beautiful additional living space with views of the garden and French doors onto the patio. A re-fitted shower room comprising a fitted vanity unit with toilet and sink, and a walk-in shower enclosure completes the accommodation.

OUTSIDE

The gardens are an important feature of the property being larger than average for a property of this kind. Set well back from the road the frontage is part lawn with a driveway providing hard standing for several vehicles, access to the single brick-built garage and a timber gate to the rear. The spacious and very private rear garden has been thoughtfully landscaped with easy maintenance in mind. A large patio area directly behind the house provides an excellent seating area with a pedestrian door into the garage and steps down onto the lawn with mature well-stocked borders.

THE AREA

Penzance Avenue is a popular residential street comprising a pleasant mix of detached and semi-detached houses and bungalows on the desirable Little Hill development. Convenient for shops on the estate including a Co-op store, post office and pharmacy, and town centre amenities a short walk away with public transport routes and excellent road and rail links nearby

Forming part of the Borough of Oadby & Wigston, The popular town of Wigston Magna lies 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wichingstone had become known as Wigston Two Steeples or Two Spires as it was unusually, the home of 2 spired churches known today as All Saints & St. Wistans.

The village has grown into a thriving town in recent years with a number of housing developments spreading in all directions around the busy town centre. With a selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

Local leisure facilities include: Wigston pool and fitness centre, Parklands Leisure Centre, Brocks Hill Countryside Park, The Leicester Race Course and nearby Knighton Park as well as a number of golf courses.

Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse retail park via the nearby Outer ring road.



Floor Plan



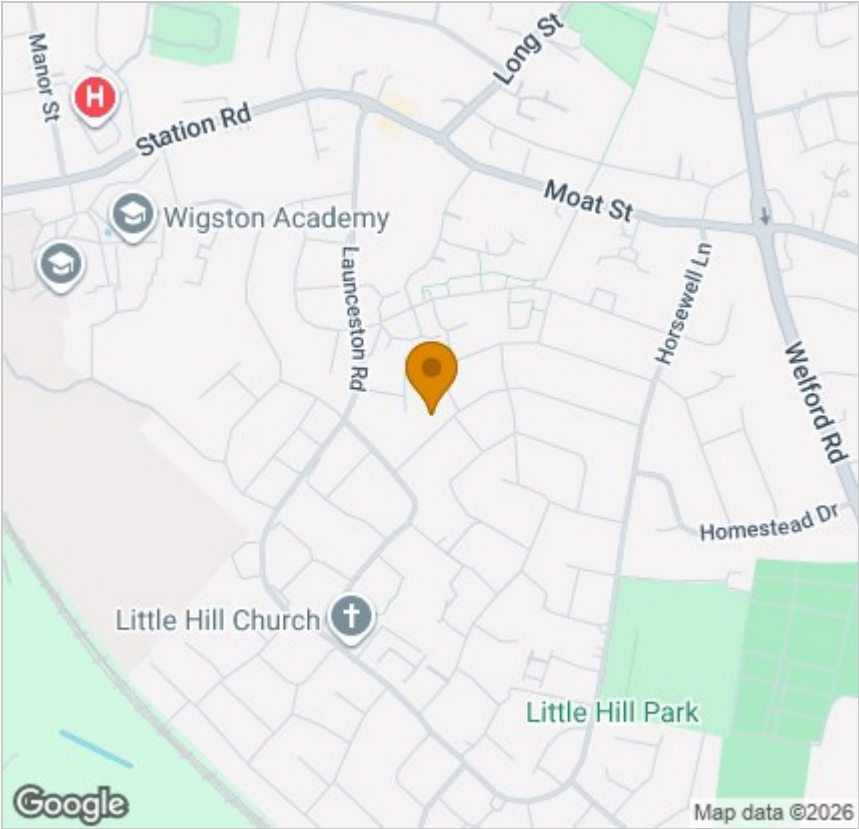
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

