19 Northfield Avenue

, LE18 1FW

O.I.E.O £230,000

3 1 1 C

Extended & re-ordered this family home, with scope for further extension / improvement, presented with no upward chain, stands in a cul-de-sac location, convenient for schools, amenities & public transport routes. Easy access to Leicester, Fosse Park & motorways.

- SEMI-DETACHED HOUSE WITH NO UPWARD CHAIN
- SCOPE TO EXTEND AND IMPROVE
- 3 BEDROOMS
- LOUNGE AND DINING KITCHEN
- GARAGE CONVERTED INTO STORE /OFFICE AND UTILITY
- BATHROOM AND SEPARATE WC
- PARKING TO FRONT AND LONG REAR GARDEN
- CONVENIENT LOCATION
- COUNCIL TAX BAND B EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker

OVERVIEW

.

This surprisingly spacious property represents an excellent opportunity for an investor or first time buyer to acquire a nicely presented semi-detached property in need of some cosmetic upgrading with massive scope to further extend and re-order to create an very comfortable family home standing on a large plot in an extremely convenient location.

Benefiting from Gas Central and uPVC double glazing and standing behind a gravel driveway, the house is entered through a large porch and briefly comprises: an entrance hall, lounge, dining kitchen, corridor into a utility room and an office/store room a bathroom and separate wc, plus 3 well-proportioned first floor bedrooms all standing on a very generous plot.

THE ACCOMMODATION

.

Screened from the road by a picket fence and a mature shrubbery hedge, the front garden has a lawned area with a gravel drive providing standing for 2 vehicles.

A timber front door leads into a large front porch and onward into the entrance hall with stairs rising to the first floor and a door into the spacious lounge having a window to the front, an under-stairs storage cupboard and a door into the dining kitchen. The kitchen has been fitted with a range of shaker style base and wall units with space and plumbing for appliances and a window overlooking the rear garden The ground floor bathroom comprising a sink and bath with glass screen and shower over has a window to the side of the property and there is potential for it to be relocated to the first floor, whilst still retaining 3 bedrooms, in order to create a larger dining kitchen. A corridor leads from the kitchen into the converted garage which has been split to create a utility room and a storage room/office but could be converted back into a garage if required. A door leads into the rear lobby with a wc off and an external door onto the patio.

The first floor landing gives access to 3 well-proportioned bedrooms. Bedroom 1 is a large double bedroom extending the full width of the house and provides an opportunity to relocate the bathroom onto the first floor. Bedroom 2 is another double bedroom with some built in cupboards, one of which houses the central heating boiler. Bedroom 3, with a window overlooking the rear is a generously sized single room and completes the first floor accommodation.

OUTSIDE

.

The gardens are a particularly interesting feature of the property. The deep frontage has a lawn and a gravel standing area with mature shrub boarders.

The large fenced rear garden provides an excellent opportunity to extend subject to the usual consents.

A spacious patio comprising slabbed and gravel areas has a lawn beyond and another seating area at the bottom with a timber storage shed.

THE AREA

.

Northfield Avenue is a popular residential street just under a mile from Wigston Town Centre, a number of primary schools, and The Wigston Academy and Wigston College.

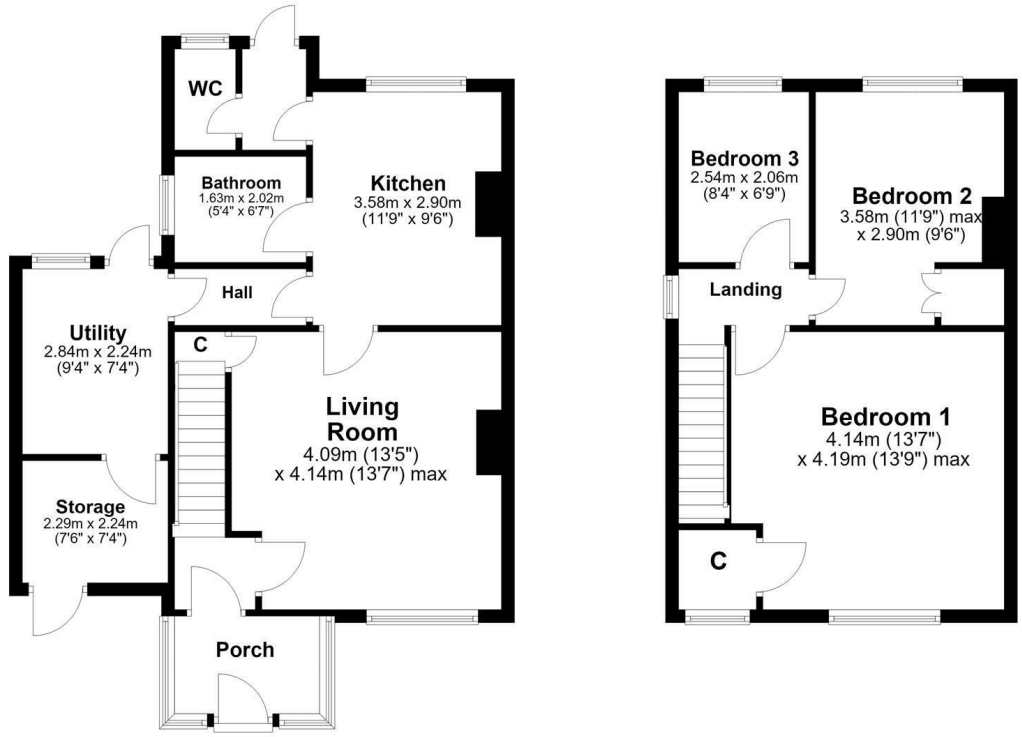
Forming part of the Borough of Oadby & Wigston, The popular town of Wigston Magna lies 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with 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.

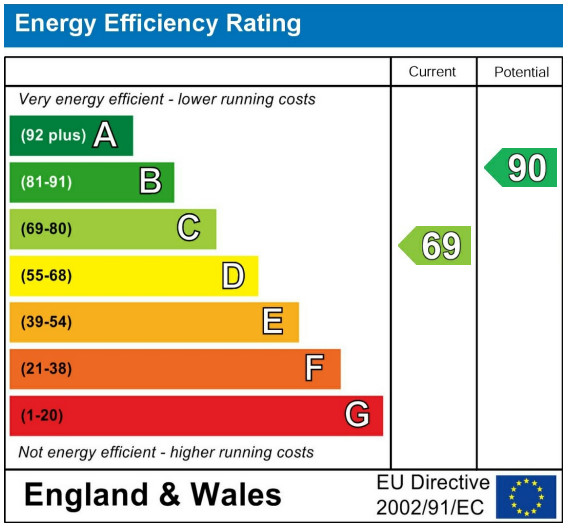
Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse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

Floor Plan



Area Map

Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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