



## Arnold Avenue, South Wigston

In Excess of £180,000 Freehold

A well-presented three-bedroom mid-townhouse in South Wigston, offering practical living space, a fitted dining kitchen, off-road parking, and a low-maintenance garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### Hall

Entered via a double-glazed door; features stairs to the first-floor landing and a door providing access to the living room

### Living Room

11' 3" x 10' 4" (3.44m x 3.15m)

Light and airy; includes a double-glazed window to the front elevation, wood-effect laminate flooring, coving to the ceiling with discreet wiring for surround sound, a TV point with hidden cable access for a clean finish, a radiator, and useful under-stairs storage.

### Dining Kitchen

14' 2" x 11' 5" (4.33m x 3.48m)

Spacious with two double-glazed windows to the rear and a double-glazed door to the garden. Features ceramic tiled flooring, base and wall units with granite-effect work surfaces, and a stainless steel sink/drain. Integrated appliances include a four-ring ceramic hob and oven with an extractor over. Includes plumbing for a washing machine, space for a fridge-freezer, and space for a slimline dishwasher. There is also easy access to the main fuse board and combi boiler, along with a radiator.



### **Bedroom One**

11' 3" x 8' 11" (3.44m x 2.72m)

Includes a double-glazed window to the rear elevation and a radiator.

### **Bedroom Two**

9' 9" x 8' 2" (2.97m x 2.50m)

Includes a double-glazed window to the front elevation, wood-effect flooring, and a radiator. Also benefits from an additional storage cupboard positioned above the main stairwell.

### **Bedroom Three**

10' 1" x 5' 2" (3.08m x 1.58m)

Includes a double-glazed window to the front elevation and a radiator.

### **Bathroom**

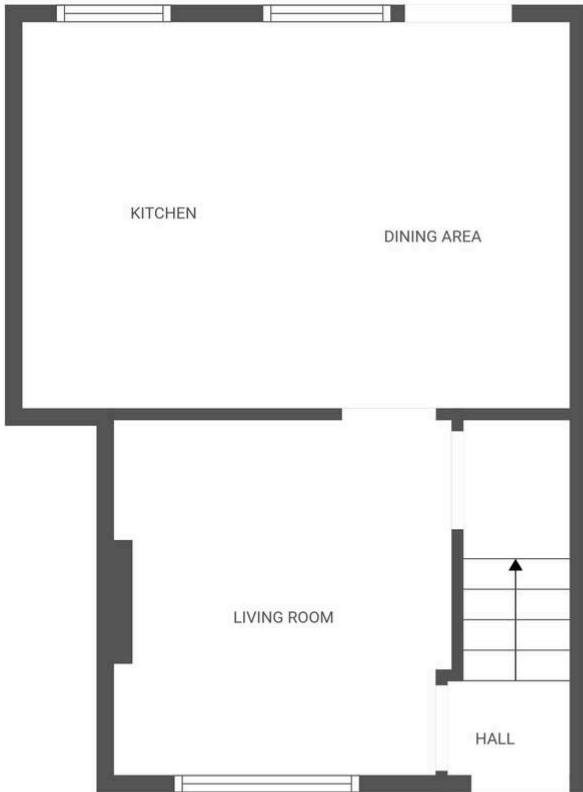
Features a double-glazed window to the rear, a bath with a shower over, a low-level WC, a wash-hand basin, tiled splashbacks, and a radiator.

### **Rear Garden**

The rear garden has been designed with low maintenance in mind, featuring a patio area ideal for outdoor seating and entertaining. A weatherproof, felt-roofed shed benefits from electricity being safely connected, offering a practical space to run noisier appliances away from the main house. The shed also features double doors, providing easy access for storing larger items such as a barbecue during the winter months.

### **Driveway**

The property benefits from dedicated off-road parking, comfortably accommodating at least two vehicles.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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