

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
11'4" x 11'2" (3.46 x 3.41)

Dining Room
11'2" x 9'11" (3.41 x 3.03)

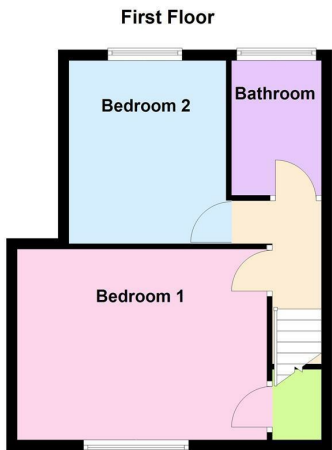
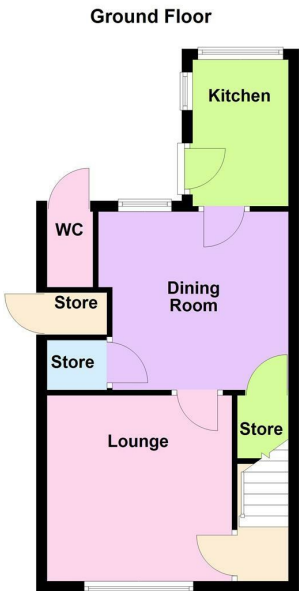
Kitchen
8'11" x 5'10" (2.73 x 1.79)

Landing

Bedroom One
11'3" x 15'2" (3.44 x 4.63)

Bedroom Two
11'3" x 9'1" (3.43 x 2.77)

Bathroom
8'3" x 4'11" (2.52 x 1.5)

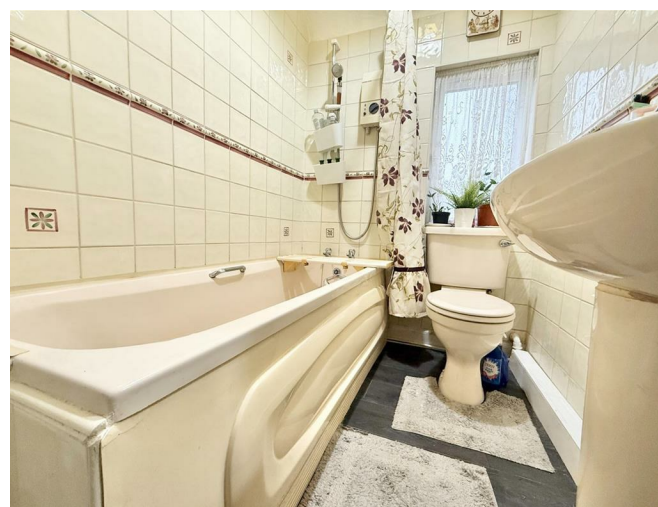
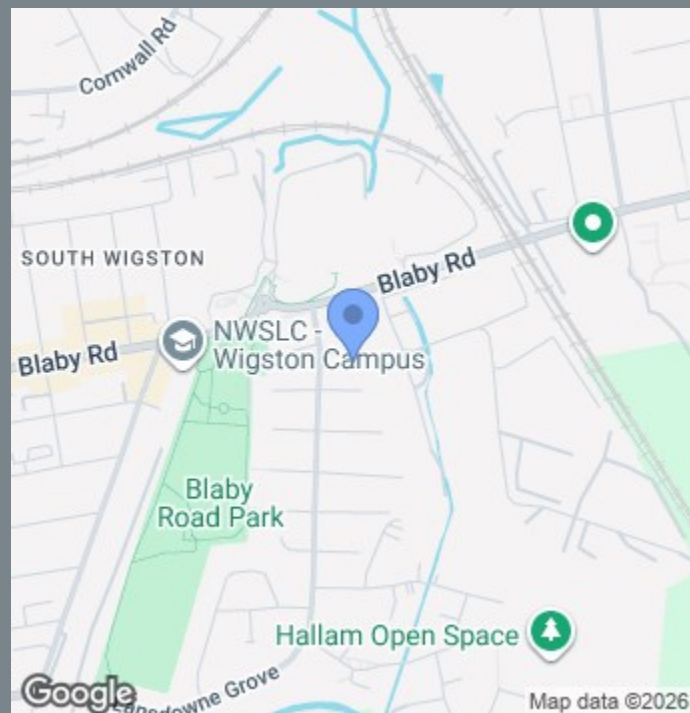


OVERVIEW

- Ideal First Time Or Investment Buy
- Fabulous Area
- Entrance Hallway
- Lounge & Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Front & Rear Gardens
- Viewing Is A Must
- EER D - , Freehold, Tax Band - A

LOCATION LOCATION....

Florence Avenue is situated within a well-established and popular residential area of South Wigston, known for its strong sense of community and convenient local amenities. A good range of shops, supermarkets, cafés and everyday services can be found close by, with South Wigston and Wigston town centres both easily accessible. The area is well served by a choice of primary and secondary schools, making it particularly appealing to families. Residents also benefit from nearby parks and green spaces, ideal for leisure, walking and outdoor activities. Florence Avenue enjoys excellent transport links, including regular bus services, South Wigston railway station with direct routes to Leicester and beyond, and easy access to major road networks such as the A6 and M1, making it a practical and well-connected location for commuters.



THE INSIDE STORY

This lovely townhouse, tucked away within a quiet cul-de-sac in a great location, offers well-presented, versatile accommodation that would suit a wide range of buyers. Viewing is highly recommended to fully appreciate both the space on offer & the setting. Step inside via the welcoming entrance hallway, which provides access to the main living areas & sets a light, inviting tone. To the front of the property, the lounge enjoys a window overlooking the cul-de-sac, creating a comfortable & relaxing space ideal for unwinding at the end of the day. To the rear, the dining room offers ample space for a table & chairs, making it perfect for everyday family meals or entertaining friends. A window overlooking the garden allows natural light to flow through & enhances the connection with the outdoor space. The newly fitted kitchen is both stylish & practical, finished with contemporary grey gloss wall & base cabinetry complemented by contrasting worktops. The kitchen is equipped with an integrated oven & hob with extractor over, plumbing for a washing machine & space for a fridge freezer, creating a functional space for modern living. Upstairs, the landing leads to two bedrooms, both well-proportioned & tastefully presented. Bedroom one and bedroom two both benefit from fitted wardrobes, providing excellent storage while maintaining a clean & uncluttered feel. The bathroom features a three-piece suite comprising a bath with shower over, wash hand basin & WC. Outside, the property enjoys low-maintenance front & rear gardens, ideal for relaxing, outdoor seating or easy-care enjoyment without the upkeep. Viewing is a must on this lovely home.

