



Avondale Road, Wigston

£475,000 Freehold

Extended 4-bed semi-detached home in Wigston featuring 3 reception rooms, modern kitchen/diner, ensuite principal bedroom, stamped driveway for 3 cars, and garden with timber bar structure.





Entrance Hall

Double-glazed window to side elevation, stairs to first floor, under-stairs storage cupboard, wood-effect flooring, radiator.

Reception Room

20' 0" x 13' 1" (6.10m x 4.00m)

(narrowing to 3.00m). Double-glazed bay window to front elevation with window blinds and curtains to ceiling, feature living flame effect gas fire with tiled insert and wooden surround, TV point, 2 radiators.

Dining Room

10' 6" x 10' 6" (3.20m x 3.20m)

Double-glazed patio doors to conservatory, radiator.

Conservatory

9' 10" x 8' 6" (3.00m x 2.60m)

Double-glazed door to garden, double-glazed windows to rear and side, tiled flooring.



Kitchen Dining Room

21' 4" x 11' 10" (6.50m x 3.60m)

Double-glazed windows to the rear elevation, one-and-a-half-bowl ceramic sink and drainer unit, range of wall and base units with work surfaces over, multi-fuel cooker, point for fridge-freezer, built-in dishwasher, inset ceiling spotlights, wood-effect flooring, radiator.



Utility Room

10' 10" x 4' 7" (3.29m x 1.40m)

Wall and base units with work surface over, plumbing for washing machine, lino flooring, radiator, door to side lobby.

Side Lobby

Double-glazed door to the front elevation, lino flooring, internal door to the store, ground-floor WC.

Ground Floor WC

6' 7" x 2' 11" (2.00m x 0.90m)

Low-level WC, wash hand basin, inset ceiling spotlights, extractor fan, lino flooring.

Garden Room

10' 6" x 8' 10" (3.20m x 2.70m)

Double-glazed French doors to rear elevation, built-in shelving/bookcase, built-in storage cupboards, TV point, lino flooring, radiator.

First Floor Landing

Loft access.

Bedroom One

18' 4" x 10' 6" (5.60m x 3.20m)

Double-glazed window to front elevation with window blinds, dressing table and drawers, fitted wardrobes, radiator.





En-Suite Bathroom

9' 10" x 6' 9" (3.00m x 2.07m)

Double-glazed window to rear elevation, inset ceiling spotlights, extractor fan, bath with mixer tap and shower attachment, twin wash hand basins with vanity units underneath, low-level WC, partly tiled walls, lino flooring, cupboard housing boiler, heated towel rail.



Bedroom Two

12' 2" x 11' 2" (3.70m x 3.40m)

Double-glazed window to front elevation with window blinds, fitted wardrobes, drawers and bedside drawers, radiator.

Bedroom Three

12' 10" x 8' 10" (3.90m x 2.70m)

Double-glazed window to rear elevation, fitted wardrobes, dressing table, drawers, radiator.

Bedroom Four

9' 2" x 6' 9" (2.80m x 2.05m)

Double-glazed window to front elevation with window blinds, built-in cupboard, radiator.



Bathroom

8' 6" x 5' 6" (2.60m x 1.68m)

Double-glazed window to rear elevation with blind, bath with electric shower over, wash hand basin, low-level WC, inset ceiling spotlights, tiled walls, extractor fan, lino flooring.





Front Garden

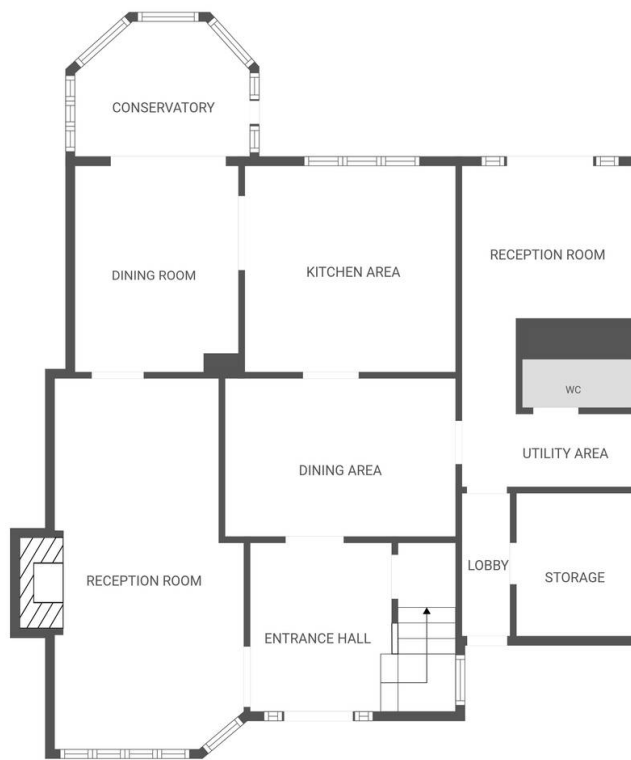
Concrete stamped driveway providing off-road parking leading to store.

Rear Garden

Decked patio with steps leading to mainly lawned rear garden with established shrubs and flower beds, outside tap, outside power supply, outside lighting. Timber-framed entertainment area with raised decked seating, bar, and storage room (2.80m x 2.70m) with power and lighting. Further lawned area to rear with mature trees and fenced perimeter.

Driveway

Driveway for approximately three cars with a store measuring 2.5m x 2.3m with fold-open doors to front elevation (Note: No garage, store only).



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



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The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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