



## FOR SALE

3 Bed Detached House in Brighton Avenue, Wigston LE18 1JB  
£369,950

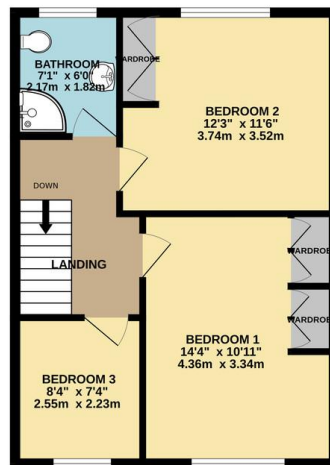
Situated on the ever-popular Brighton Avenue in Wigston, this attractive three bedroom detached family home enjoys unspoiled views across Knighton Park and offers beautifully presented accommodation throughout. The property has been thoughtfully extended to the rear, creating a superb open-plan dining and sunroom space ideal for modern living. Further benefits include a stylish fitted kitchen, refurbished shower room, landscaped gardens, off-road parking and a detached rear garage. An excellent family home in a highly sought-after location.



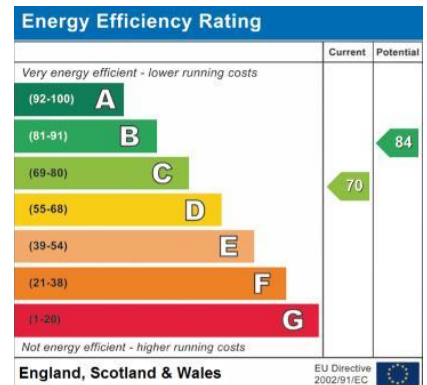
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three Bedroom Detached Family Home
- Overlooking Knighton Park With Unspoiled Views
- Extended To Rear With Dining Area And Sunroom
- Fitted Kitchen
- Refurbished Shower Room
- Spacious Lounge With Feature Fireplace

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

