



## Davenport Road, , Wigston, LE18 2HG

- Mid-Townhouse, no upward chain
- Spacious lounge-dining room
- Three bedrooms
- Enclosed garden with new fencing, patio and lawn
- Close to town centre amenities
- Ready to move in condition
- Fitted kitchen with utility room
- Three-piece shower room
- Potential for rear extension
- Ideal for first-time buyers and family home

**£223,500**



# Davenport Road, , Wigston, LE18 2HG

## DESCRIPTION

Mid Town House – No Upward Chain – Ready to Move Into – Three Bedrooms – Spacious Lounge-Diner – Potential to Extend

Offered for sale with no upward chain, this well-presented mid town house is ready to move straight into, making it an ideal choice for first-time buyers or families seeking space, comfort, and future potential.

The ground floor offers a spacious lounge-dining room, perfect for both relaxing and entertaining, alongside a fitted kitchen with a useful utility/store room. There is excellent scope to reconfigure the layout to create a modern open plan kitchen-diner, adding further value and lifestyle appeal.

Upstairs, the property features three well-appointed and generously sized bedrooms, providing comfortable spaces for rest, work, or family living. A contemporary three-piece shower room completes the first floor.

Externally, the enclosed rear garden has been recently improved with new fence panelling and offers a lawn, patio seating area, and a decorative chipped stone border—ideal for outdoor dining or enjoying warmer days. To the rear, a gated entrance leads to an additional private garden space, offering further versatility and potential. There is also scope to extend to the rear (STPP) and create off-road parking to the front of the property.

Further benefits include gas central heating, double glazing, and recent redecoration.

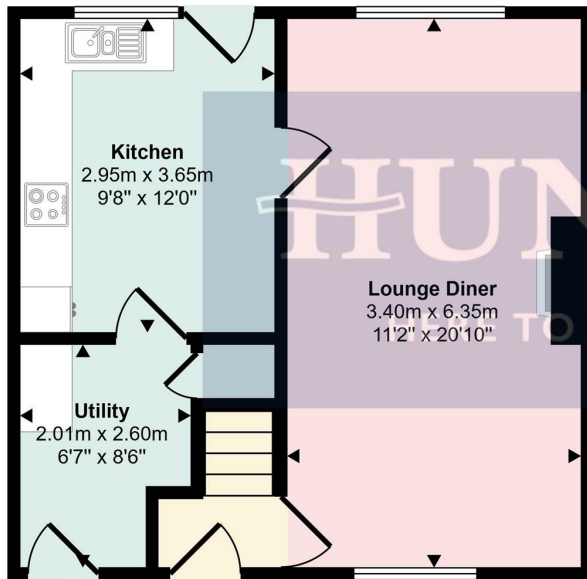
Conveniently located close to the town centre, with easy access to local shops, schools, and everyday amenities, this home combines practicality with opportunity.

A fantastic property with room to grow—early viewing is highly recommended.

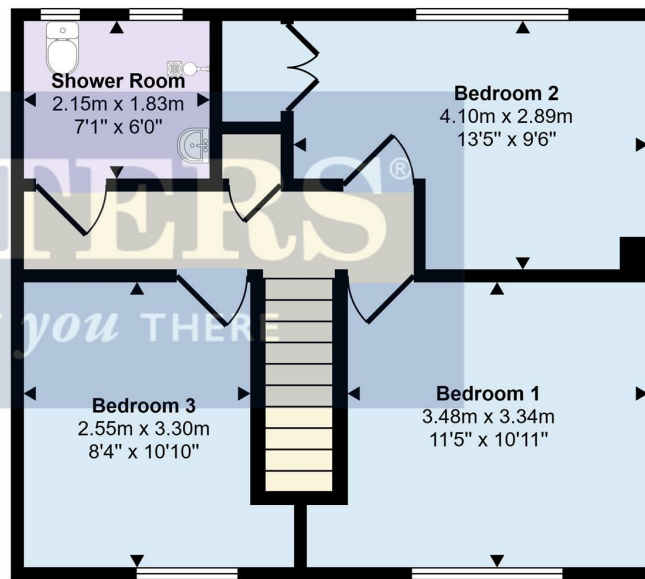




Approx Gross Internal Area  
88 sq m / 942 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft



First Floor  
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

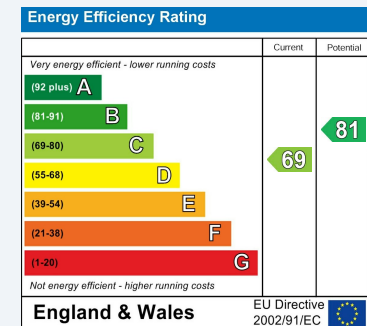
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.