

FOR SALE
Penzance Avenue
Wigston, Leicestershire
LE18 2HX



OFFERS OVER: £265,000

- A Well-Presented Semi-Detached Property Occupying a Generous Corner Plot
- Located In The Sought After Area of Wigston
- Offered With No Upward Chain
- Suitable For Families, FTB & Investors
- Entrance Hall, Lounge, Kitchen Diner, 3 Bedrooms & Family Bathroom
- Wrap Around Garden To The Front & Rear Enclosed Garden
- Garage With Parking For One Vehicle
- Gas Central Heating & Double Glazing



Location

This property is located on Penzance Avenue which is off Horsewell Lane and near to the Newton Lane and Moat Street Junction, in the sought after area of Wigston. The area benefits from being in close proximity to an array of everyday amenities including a small shopping parade, Co-op Food, Sainsburys Local, reputable local schooling, leisure facilities and much more. The area is serviced by frequent transport links to Leicester City Centre and other areas of Leicester, and near to the M1.

Description

A well-presented three-bedroom semi-detached corner property offering spacious accommodation throughout, ideal for families or first-time buyers.

The accommodation briefly comprises an entrance hall, a welcoming lounge, and a modern and spacious kitchen diner providing ample space for both cooking and dining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous wrap-around front garden, while to the rear is an enclosed garden mainly laid to lawn with a patio seating area, perfect for outdoor entertaining. There is also access to the garage providing additional storage and parking for one vehicle.

The property is suited to families, first time buyers and investors. The estimated rental value is £15,000 pax.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door and window to side, stairs to first floor, radiator, power points, pendant light fitting.

Lounge - 11' 1" x 12' 8" (3.38m x 3.86m)

Double glazed window to front, radiator, power points, pendant light fitting, doors to kitchen diner.

Kitchen/Diner - 12' 8" x 19' 2" (3.86m x 5.84m)

Double glazed patio doors to rear, double glazed windows to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner induction hob with extractor fan over, electric oven, boiler, airing cupboard, plumbing for washing machine, tile splashback surrounds, radiators, power points, pendant light fitting.

First Floor Landing

Bedroom One - 10' 10" x 12' 11" (3.30m x 3.93m)
Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Two - 10' 11" x 12' 11" (3.32m x 3.93m)
Double glazed window to rear, built in wardrobe, radiator, power points, pendant light fitting.

Bedroom Three - 7' 3" x 6' 3" (2.21m x 1.90m)
Double glazed window to front, radiator, power points, pendant light fitting.

Bathroom

Double glazed window to rear, panelled bath with shower over and shower screen, wash hand basin with mixer tap, low level WC, tile splashback surrounds, radiator, pendant light fitting.

Outside

Front garden laid to lawn and a well maintained rear enclosed garden mostly laid to lawn with a patio area and access to the garage. There is parking for one vehicle to the front of the garage.

Agents Note

These photos have been enhanced using AI.

Tenure

Freehold.

EPC

Band C.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Oadby & Wigston Borough Council.

Kal Sangra, Shonki Brothers Ltd

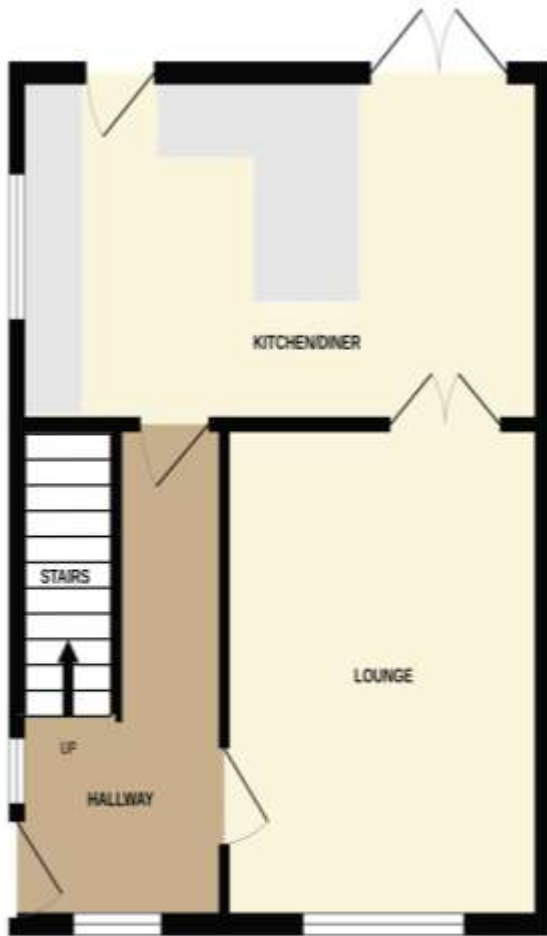
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GROUND FLOOR



1ST FLOOR



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