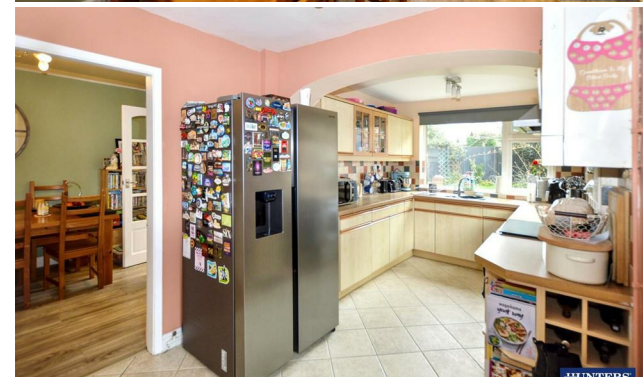




Denmead Avenue, Wigston

- Detached family home
- Downstairs study room
- Located on Denmead Avenue
- Ideal for families
- Easy access to transport
- 3 spacious bedrooms
- Driveway and garage
- 2 reception rooms
- Close to local amenities
- Viewing recommended

£325,000

Tenure: Freehold

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Denmead Avenue, Wigston

DESCRIPTION

Detached Family Home – Three Bedrooms – Two Reception Rooms – Study – Driveway & Garage – Sought-After Location

Set within a well-regarded area of Wigston, this inviting detached family home offers a wonderful balance of space, comfort, and practicality—ideal for families looking to settle into a warm and welcoming environment.

From the moment you step inside, the home feels ??????? and well laid out. Two reception rooms provide flexible living, whether for relaxing evenings, entertaining guests, or creating a dedicated dining space. A separate study on the ground floor is perfect for working from home or office space.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the whole family, each offering space to unwind and make your own. The three piece family bathroom is well-appointed and conveniently positioned to serve all bedrooms.

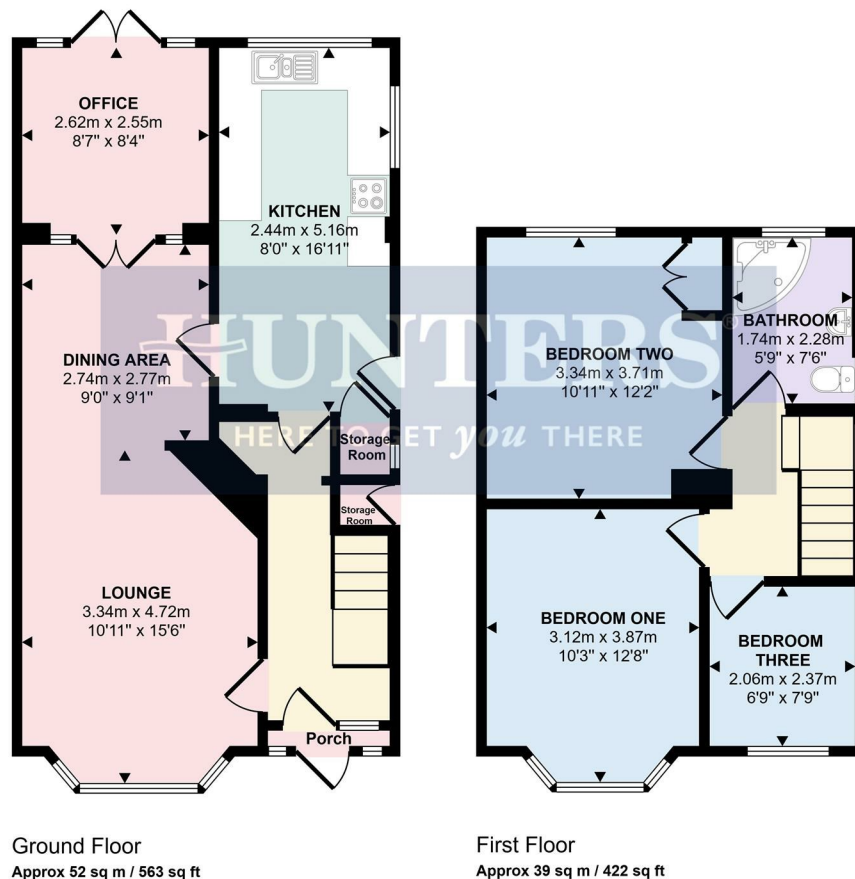
Outside, the property continues to impress with a driveway and garage, providing off road parking or useful additional storage.

Located close to local shops, schools, parks, and everyday amenities, the home also benefits from excellent road and public transport links, making commuting and day-to-day living simple and convenient.

A home that offers both space and a genuine sense of comfort—perfect for creating lasting memories. Early viewing is highly recommended.



Approx Gross Internal Area
92 sq m / 985 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.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: D

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	58		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

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