

FLOOR PLAN

- DIMENSIONS**
- Porch**
3' x 3'07 (0.91m x 1.09m)
- Entrance Hall**
- Lounge**
14'10 x 12'05 (4.52m x 3.78m)
- Breakfast Kitchen**
10'02 x 8'06 (3.10m x 2.59m)
- Garden Room**
5'11 x 9'06 (1.80m x 2.90m)
- Bedroom One**
12'02 x 11'04 (3.71m x 3.45m)
- Bedroom Two**
10'11 x 8'11 (3.33m x 2.72m)
- Bathroom**
7'06 x 5'08 (2.29m x 1.73m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

25 Avondale Road, Wigston, LE18 1NB
£230,000

OVERVIEW

- Semi Detached Bungalow
- No Onward Chain & Great Location
- Porch & Hallway
- Spacious Lounge
- Breakfast Kitchen & Garden Room
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Beautiful Well Established Garden
- Viewing Is Essential
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Avondale Road is located within the sought-after Wigston Fields area, a well-established residential neighbourhood known for its quiet surroundings and strong community feel. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with Wigston town centre and Leicester city centre both easily accessible for a wider selection of retail and leisure options. Families are particularly well catered for, with well-regarded schools including Water Leys Primary School and Wigston Academy within close proximity. Residents also enjoy excellent access to green spaces, including nearby parks and Knighton Park, offering open parkland, play areas and walking routes ideal for outdoor activities. Avondale Road is well positioned for travel, with regular bus services, nearby railway stations at Wigston and South Wigston, and convenient access to the A6, A563 ring road and M1, making it an excellent location for commuters. Combining peaceful surroundings with strong connectivity, Wigston Fields remains a highly desirable place to live.



THE INSIDE STORY

Situated in a great and convenient location, this lovely bungalow is offered to the market with no onward chain, presenting an excellent opportunity for a smooth and straightforward move. With well-balanced accommodation and a wonderful garden, the property is ideal for those seeking comfortable single-storey living. The home is approached via a useful porch, leading into a welcoming entrance hall that provides access to all principal rooms. The lounge is a particularly bright and inviting space, benefitting from dual aspect windows, including a bay to the front, allowing natural light to flood the room and creating a relaxing environment—perfect for both everyday living and entertaining. The breakfast kitchen is well-appointed with a range of wall and base cabinets, offering ample storage and workspace. There is also space for a small table and chairs, making it ideal for informal dining or enjoying a morning coffee. To the rear, the garden room provides a lovely additional reception space, enjoying views over the garden and offering excellent versatility. This room could be used as a second sitting area, dining space, hobby room, or even a peaceful place to unwind. The bungalow offers two well-proportioned bedrooms, both providing comfortable accommodation and flexibility for guest space, a home office, or dressing room if required. The bathroom serves the property and provides a practical and functional space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking. The beautiful rear garden is a true highlight—well established with an array of flowers, a lawned area, and a variety of seating spots, creating a tranquil outdoor retreat perfect for relaxing or entertaining. A wonderful home in a sought-after location, offering both comfort and potential—early viewing is highly recommended.

