



**FOR SALE**

**£330,000**

3 Bed Semi-Detached House in Brighton Avenue, Wigston, Leicester, LE18 1JA



## PROPERTY FEATURES

- Extended 3-bed semi-detached
- Overlooking Knighton Park
- Large open-plan living space
- Two reception rooms
- Downstairs WC & utility
- Modern kitchen & bathroom
- Large driveway
- Generous rear garden
- Garden office & garage
- Viewing highly recommended!



## FULL DESCRIPTION

### SUMMARY

An exceptional opportunity to acquire this attractive extended three-bedroom semi-detached home, set on a large plot with superb open views across Knighton Park-offering a rare blend of space, location, and lifestyle. Perfectly positioned within walking distance of Wigston Town Centre, well regarded schools, and excellent transport links, this great home is ideal for families and professionals alike. The property boasts a fantastic open-plan living/dining and kitchen space-truly the heart of the home-perfect for entertaining and modern day living. In addition, there are two versatile reception rooms, a convenient downstairs WC, and a separate utility room, providing both practicality and flexibility. Ups tairs, you'll find three bedrooms and a contemporary family bathroom, all presented to a great standard. Externally, the property continues to impress with a large driveway offering ample off-road parking, and a generous rear garden-ideal for relaxing, entertaining, or family life. The addition of a garden office and garage makes this home perfectly suited for those working from home or in need of extra space. Homes in this sought-after location with views like this are rarely available-early viewing is strongly advised!

### ENTRANCE HALL

Accessed via front door. Doors off to: Lounge, second reception room, utility, WC and kitchen/living/diner. Stairs rising to: First floor. Storage cupboard. Under stairs cupboard and coat cupboard. Laminate wooden flooring. Radiator.

### LOUNGE

16' 2" x 10' 9" (4.93m x 3.28m) UPVC double glazed window to front aspect. Electric feature fire place. TV and telephone point. Radiator.

### RECEPTION ROOM TWO

9' 7" x 8' 8" (2.92m x 2.64m) UPVC double glazed sliding patio out to: Rear garden. Vinyl flooring. Radiator.



# Phillips George



## KITCHEN/LIVING/DINING

28' 6" x 12' 1" (8.69m x 3.68m) The kitchen area has a selection of fitted units with a laminate worktop over and a single composite sink with drainer. There is a high level double oven, induction hob and extractor. The kitchen area also benefits from an integral fridge/freezer and dishwasher. UPVC double glazed window to front aspect. Skylight to ceiling. LED spotlights. The living/dining area has double glazed tri-folding doors out to: Rear garden. LED spotlights, laminate flooring and radiator.

## UTILITY ROOM

8' 11" x 7' 8" (2.72m x 2.34m) UPVC double glazed door out to: Rear garden. UPVC double glazed window to rear aspect. Laminate worktop with space and plumbing for a washing machine with space for a tumble dryer over. Laminate flooring. Boiler. Radiator.

## WC

4' 5" x 3' 7" (1.35m x 1.09m) Comprising: Low level WC and wash hand basin over a fitted vanity unit. Extractor. Laminate wooden flooring.

## LANDING

UPVC double glazed windows to side aspect. Doors off to: Bedrooms and bathroom. Loft hatch.

## BEDROOM ONE

12' 2" x 11' 11" (3.71m x 3.63m) UPVC double glazed window to rear aspect. Radiator.

## BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m) UPVC double glazed window to front aspect. Built-in wardrobes. Radiator.

## BEDROOM THREE

7' 6" x 6' 3" (2.29m x 1.91m) UPVC double glazed window to side aspect. Radiator.

## BATHROOM

7' 4" x 6' 0" (2.24m x 1.83m) Comprising: L shaped bath with mixer tap with rainfall shower over, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. Extractor. Wall and floor tiling. Chrome heated towel rail.

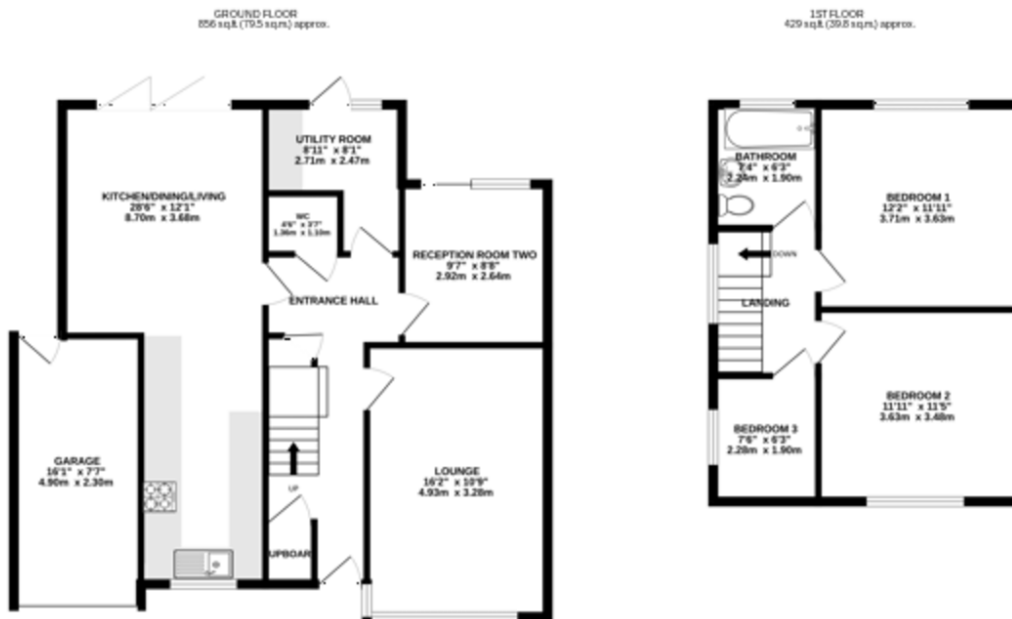
## OUTSIDE & OFFICE

The property occupies a generous plot with delightful views towards Knighton Park. There is a block paved driveway providing off road parking for multiple vehicles and access to the garage. The garage has an up and over door, power and light. There is also a pedestrian door in the rear of the garage providing access into the garden. The rear garden is a generous size with multiple paved patio areas, artificial lawn and established planting. The garden office is fully insulated with power, light and electric heating.





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



TOTAL FLOOR AREA: 1284 sq ft (119.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**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.

