

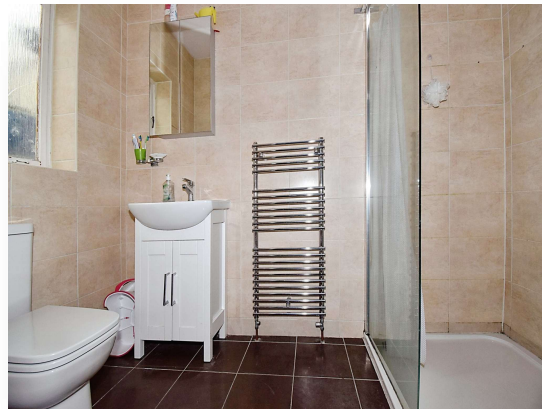


**Kingston Avenue, Wigston LE18 1HJ**

**welcome to**

**Kingston Avenue, Wigston**

GUIDE PRICE £220,000-£240,000 Attention First Time Buyers. A stunning semi-detached property situated in Wigston, Leicester. Close to local amenities, schools, bus routes and shops, this location is very desirable. Call us now for more information.



**Entrance Hall**

With door to the front.

**Lounge**

12' 10" x 11' 6" ( 3.91m x 3.51m )

With bay window to the front, gas fire place and radiator.

**Kitchen**

10' 9" x 8' 2" ( 3.28m x 2.49m )

With window to the rear, wall and base units, work surfaces, sink and drainer, gas oven, gas hob, cooker hood, fridge freezer, pantry and tiled walls.

**Utility Room**

13' 5" x 9' 5" ( 4.09m x 2.87m )

With window to the rear, work surfaces and sink.

**Shower Room**

With window to the rear, shower cubicle, vanity unit with wash hand basin, WC and fully tiled walls.

**First Floor Landing****Bedroom One**

12' 10" x 10' 6" ( 3.91m x 3.20m )

With bay window to the front, built in wardrobes and radiator.

**Bedroom Two**

10' 3" x 8' 5" ( 3.12m x 2.57m )

With window to the rear, fitted wardrobes, radiator and access to the loft.

**WC**

With window to the rear, WC, wash hand basin and radiator.

**Front & Rear Of Property**

With front drive and side access to the rear garden with a patio area and shed.



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## **Kingston Avenue, Wigston**

- Two spacious bedrooms
- Semi-detached house
- Off street parking
- Downstairs shower room
- Potential to extend (stpp)

Tenure: Freehold EPC Rating: D

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAD107199 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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