





Avondale Road, Wigston

Offers in Excess of £285,000 Freehold

Well-presented 3-bed semi-detached home in Wigston. Features dual-aspect lounge, conservatory, modern shower room, attractive gardens, driveway parking & partitioned garage utility area.

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Entrance Hall
Entered via a double-glazed front door with a side-elevation window allowing natural light to flood through, this welcoming hallway features wood-effect tiled flooring. Stairs lead up to the first-floor landing, accompanied by a radiator.

Reception Room
20' 1" x 9' 9" (6.11m x 2.98m)
This light and airy through-lounge boasts dual-aspect double-glazed windows and a door opening directly out to the rear garden. The space features wood-effect laminate flooring, two radiators, a TV point, and a central chimney breast incorporating a living flame gas fire with hearth and surround.

Kitchen
9' 3" x 8' 9" (2.82m x 2.66m)
Benefiting from natural light through a rear-elevation window and direct garden access, this kitchen offers well-maintained wall and base units paired with granite-effect rolled-edge work surfaces and a mixer tap. Integrated appliances include an inset four-ring gas hob, oven, and extraction hood, alongside space for a fridge/freezer and direct access to the conservatory.



Conservatory
10' 9" x 9' 10" (3.27m x 3.00m)
A spacious additional reception room boasting triple-aspect double-glazed windows and French doors opening onto the patio. Complete with wood-effect flooring, a TV point, and a wall-mounted feature radiator.

First Floor Landing
Featuring a double-glazed window to the side elevation that provides pleasant daylight across the staircase and upper floor.

Bedroom One
13' 0" x 7' 9" (3.96m x 2.35m)
The principal bedroom enjoys ample daylight through a front-aspect double-glazed window. It comes well-equipped with built-in wardrobes, a TV point, and a radiator.



Bedroom Two
12' 1" x 6' 9" (3.68m x 2.06m)
A bright bedroom featuring wood-effect laminate flooring, a double-glazed window overlooking the rear garden, and a radiator.



Bedroom Three
10' 0" x 5' 9" (3.04m x 1.74m)
Ideal as a nursery or home office, this room includes a double-glazed window to the front elevation, a radiator, and a useful built-in over-stairs storage cupboard.


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Shower Room
6' 9" x 6' 7" (2.05m x 2.00m)
A fully tiled bathroom featuring a corner shower cubicle, low-level WC, and a wash hand basin with built-in under-basin storage. Finished with a double-glazed window to the rear and a chrome wall-mounted heated towel radiator.

Front Garden

Comprises a neatly maintained lawn complemented by mature, established flower beds and a paved pathway leading to the front entry. Side gated access leads directly to the rear garden.

Rear Garden

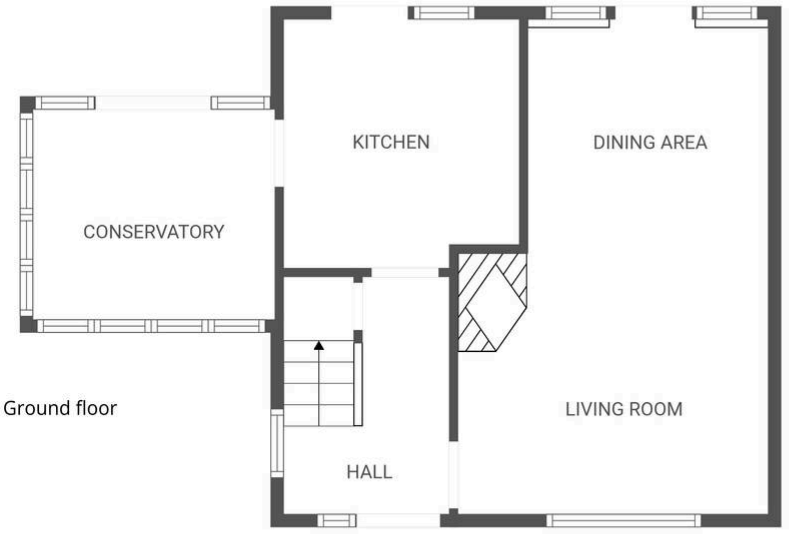
A private outdoor space featuring a slabbed patio seating area ideal for entertaining, leading onto a well-kept lawn with mature flower beds and enclosed by sturdy, well-maintained timber fence borders.

Garage

Partitioned into two functional areas. The rear section functions as a utility area featuring a window, wall and base units, work surfaces, plumbing for a washing machine, and space for a tumble dryer. An internal door opens into the front storage section.

Driveway

Includes a private off-road driveway providing space for one vehicle, with potential to extend or revert the garage space back to full vehicle storage if desired.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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