





Brighton Avenue, Wigston

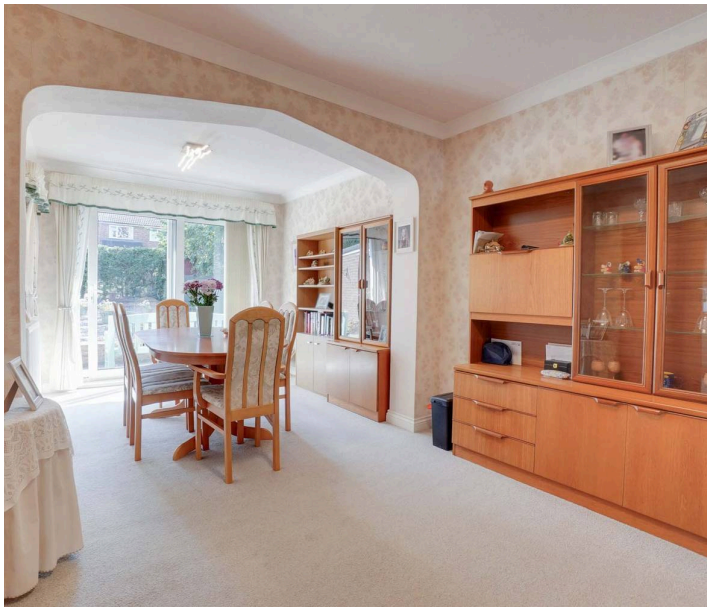
£330,000 Freehold

A rare opportunity directly opposite Knighton Park. This three-bedroom detached home offers extended living space, driveway, detached garage, mature garden and scope for modernisation.

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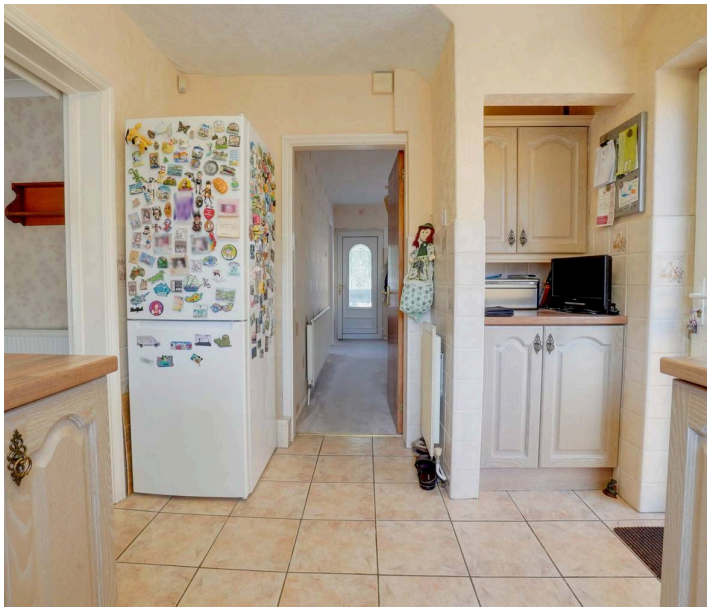


Entrance Hall
14' 10" x 6' 0" (4.53m x 1.82m)
Accessed via the front entrance door, the hallway provides a welcoming entrance into the property and benefits from fitted carpet, a window to the front elevation and a further window to the side elevation, allowing plenty of natural light into the space. There is a useful understairs storage cupboard, with access provided to the principal ground-floor accommodation and staircase rising to the first floor.

Reception Room
16' 3" x 12' 4" (4.96m x 3.76m)
A spacious and comfortable main reception room positioned to the front of the property. A large bay window provides plenty of natural light and enjoys an attractive outlook towards Knighton Park. Further features include fitted carpet, a radiator positioned beneath the window and a feature marble fireplace incorporating a gas fire, creating a traditional focal point to the room.







Extended Dining Room
19' 3" x 10' 1" (5.86m x 3.07m)
An exceptionally generous second reception space which was extended to the rear approximately 20 years ago, creating a larger and more versatile dining and family area. The room offers ample space for a substantial dining table alongside additional furniture, making it particularly well suited to entertaining and family gatherings. Patio doors open directly onto the rear garden, whilst a further window to the side elevation brings additional natural light into the room. Further features include fitted carpet, two radiators and sliding doors providing convenient access into the kitchen.

Kitchen
11' 7" x 8' 1" (3.52m x 2.47m)
Fitted with a range of wall and base units complemented by work surface space and tiled splashbacks. There is a sink with mixer tap, integrated extractor fan and space for a freestanding cooker and fridge. The kitchen benefits from tiled flooring, radiator and a window overlooking the rear garden. An external door provides access to the side of the property and onwards towards the driveway, detached garage and rear garden.



Landing
Benefiting from fitted carpet and a window to the side elevation providing natural light. The landing gives access to all three bedrooms and the shower room.



Bedroom One
13' 11" x 10' 11" (4.24m x 3.33m)
A spacious principal double bedroom positioned to the front of the property. A large window provides plenty of natural light together with an attractive outlook towards Knighton Park. The room benefits from fitted carpet, radiator and a range of built-in wardrobes providing excellent storage. There is also a fitted vanity unit with a wall light positioned above.

Bedroom Two
12' 5" x 10' 5" (3.79m x 3.17m)
Well-proportioned double bedroom positioned to the rear of the property and enjoying views over the established rear garden. Benefiting from fitted carpet, built-in wardrobes and a radiator positioned beneath the rear-facing window.



Bedroom Three
8' 1" x 7' 5" (2.47m x 2.27m)
Third bedroom positioned to the front of the property, with a window enjoying views towards Knighton Park. Further benefiting from fitted carpet and a radiator positioned beneath the window. The room would work well as a single bedroom, nursery or home office.



Shower Room
7' 8" x 5' 10" (2.34m x 1.79m)
Fitted with an accessible shower enclosure incorporating useful support rails, WC and wash hand basin with storage beneath. The room benefits from tiled flooring, tiled walls, heated towel rail and a window to the rear elevation.

Front Garden
The property occupies a fantastic position on Brighton Avenue, directly opposite the open green space of Knighton Park. To the front is a generous paved driveway providing off-road parking, with gated access continuing along the side of the property towards the detached garage, which is set back from the main house. The property itself has an attractive detached frontage, with a large ground-floor bay window and distinctive rendered detailing to the first-floor elevation.

Rear Garden
The established rear garden has clearly been carefully maintained over many years and provides a pleasant and private outdoor space. A paved patio immediately adjoining the property creates an ideal area for outdoor seating, with the remainder of the garden predominantly gravelled for ease of maintenance. Established borders and mature planting soften the space, whilst a circular raised planted bed provides an attractive central focal point. Mature hedging and established greenery towards the rear provide a good degree of privacy, and there is also a greenhouse for those who like gardening.









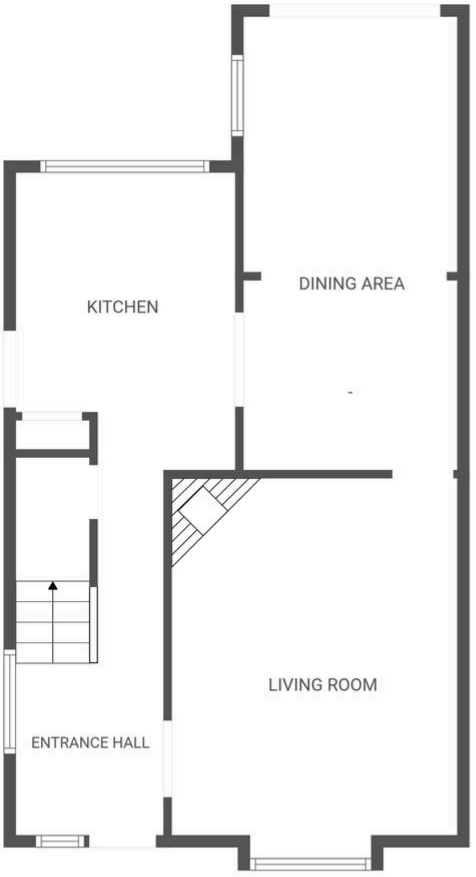
Garage

A detached garage is set back from the main property and is approached via the driveway running alongside the house. The garage provides useful secure parking or additional storage and is conveniently positioned adjacent to the rear garden.

Driveway

Driveway providing off-road parking to the front of the property, with further access extending alongside the house towards the detached garage.





Ground floor



1st floor

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

You can include any text here. The text can be modified upon generating your brochure.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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