



**Brighton Avenue,**  
Wigston, Leicestershire, LE18 1JB

**NEWTON**FALLOWELL 

**Brighton Avenue,  
Wigston, Leicestershire, LE18 1JB  
£320,000**

Enjoying pleasant views over Knighton Park this well presented and nicely proportioned THREE BEDROOM DETACHED FAMILY HOME WITH GARAGE is situated within a quiet and well established residential area close to Wigston and Oadby Town Centres: Newton Fallowell Oadby are pleased to offer For Sale a property offering excellent potential being within easy reach of local schools, shops, amenities and recreational spaces and having excellent road links to Knighton and Leicester City Centre. The accommodation briefly comprises of a porch and hallway entrance leading into a front lounge. There is an extended dining space providing a garden room along with fitted kitchen. The first floor offers two double bedrooms with a further third bedroom and nicely fitted bathroom. Outside there is a front driveway with side access to a single garage and well maintained low maintenance garden. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**



### Porch & Hallway

Porch entrance having double glazed windows, leading into the hallway with stairs to first floor and storage cupboard beneath, carpet flooring, central heating radiator, intruder alarm and doors to lounge and kitchen.

### Lounge

16'11" x 12'3" (5.17 x 3.74)

Front reception room having carpet flooring, central heating radiator, gas fireplace, door to dining room and double glazed bay window to the front aspect.

### Dining Room

10'0" x 9'1" (3.06 x 2.79)

Formal dining space or additional sitting room which is open plan to the extended garden room, carpet flooring, central heating radiator and door to kitchen.

### Garden Room

9'5" x 8'5" (2.88 x 2.59)

Extended reception room having double glazed window to the side aspect with sliding patio doors to the rear leading into the garden, carpet flooring and central heating radiator.

### Kitchen

11'6" x 8'2" (3.53 x 2.49)

Fitted kitchen having base and wall mounted units, sink with drainer, space for fridge/freezer and gas cooker, plumbing for washing machine, tiled flooring, part tiled walls, central heating radiator, double glazed window to the rear aspect and door to the side.

### First Floor Landing

Landing area having double glazed window to the side aspect, carpet flooring, doors to all rooms and loft access with ladder, part boarded and lighting.

### Bedroom One

13'3" x 10'11" (4.04 x 3.33)

Spacious front bedroom having carpet flooring, central heating radiator, fitted wardrobe storage with fitted drawers, double glazed window to the front aspect.

### Bedroom Two

12'5" x 10'4" (3.79 x 3.17)

Double bedroom having central heating radiator, carpet flooring, fitted wardrobe storage with boiler, double glazed window to the rear aspect overlooking the garden.

### Bedroom Three

8'1" x 7'5" (2.47 x 2.27)

Third bedroom having double glazed window to the front aspect, carpet flooring and central heating radiator.

### Bathroom

Fitted bathroom suite comprising walk in corner shower with sliding glass doors, low level flush w/c, vanity wash hand basin, tiled flooring and fully tiled walls, heated towel rail, extractor fan and double glazed window to the rear aspect.

### Garage

Detached single garage with up and over door to the front, side access door, lighting and power sockets.

### Outside

Low maintenance block paved frontage allowing for off road parking, the gated side access driveway leads to the single garage along with the well presented rear garden, shed and greenhouse storage, fence boundaries and low maintenance paving with section laid to shingle.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.



### Council Tax Information

Oadby & Wigston Council - Tax Band D. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

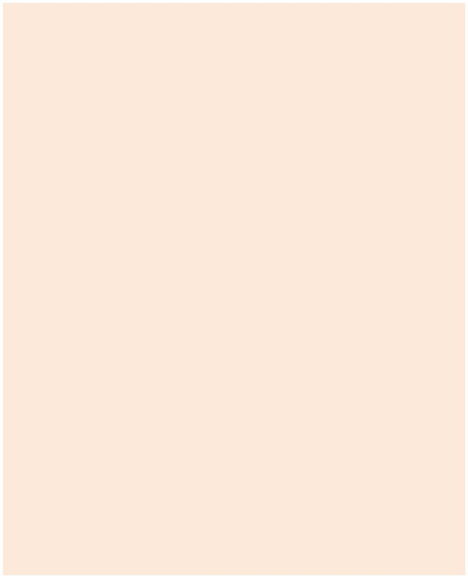
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.







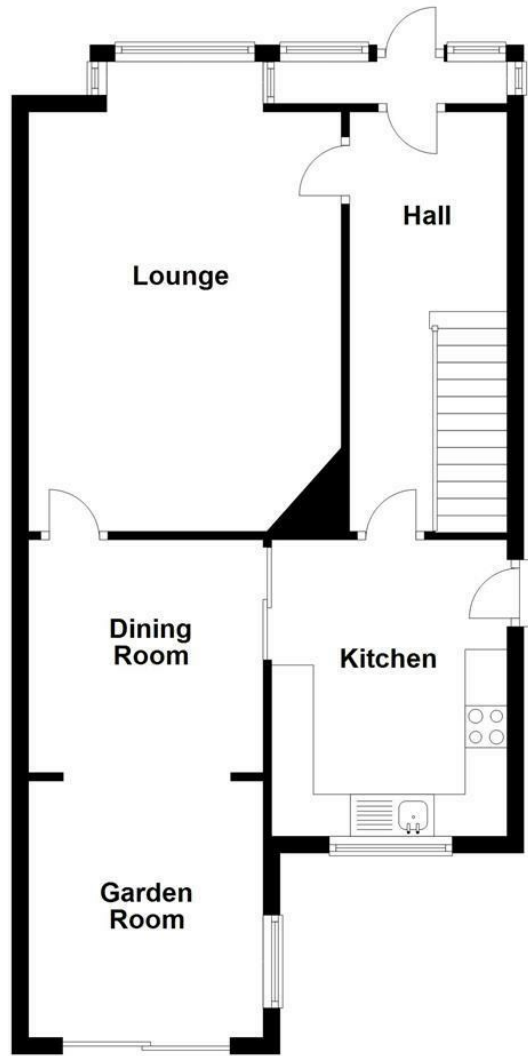
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



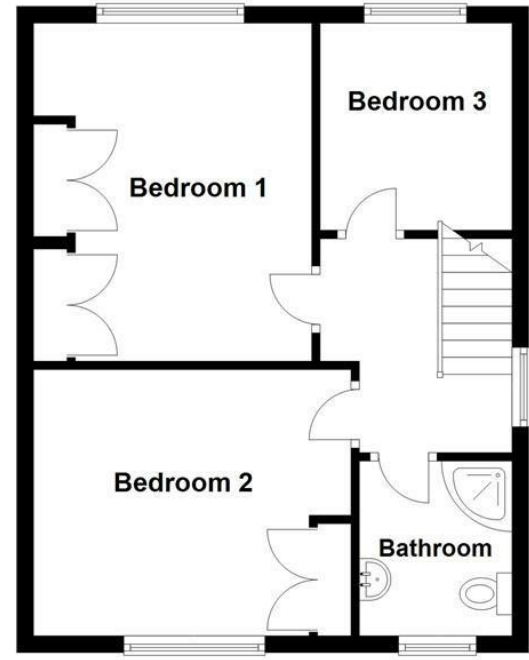
  
**NEWTON**  
 FALLOWELL

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### Ground Floor



### First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
 Plan produced using PlanUp.

