



Kingston Avenue, Wigston, LE18 1HL

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

A three bedroom semi detached property located in Wigston is perfectly set up for first time buyers or those looking to enhance their lettings portfolio. Featuring ample off road parking for multiple vehicles, a modern open plan layout and large rear garden, Kingston Avenue is a real hidden gem.

Entering into a bright and welcoming hallway, the property opens into a spacious lounge with direct access to the open plan dining area. Towards the back, overlooking the large rear garden is the kitchen and a family bathroom rounds out the downstairs portion of the home. Upstairs, there is a large master bedroom alongside a further two well sized bedrooms. Outside, the large rear garden is mainly laid to lawn and provides a fantastic entertainment space or play area for children.

With a strong community feel, this area is ideal for families, professionals, and first-time buyers alike. Wigston boasts a variety of local shops, cafes, and schools, as well as green spaces perfect for outdoor activities, including the nearby Wigston Meadows and peaceful parks. Commuters will benefit from excellent transport links, with easy access to the M1 motorway and nearby train stations offering regular services to Leicester and beyond





Key Features

- No upward sales chain
- Open plan lounge/diner
- Large and private rear garden
- Ample off road parking for multiple vehicles
- Close to a range of local amenities
- Three ample sized bedrooms

£230,000





Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby (Sales) office on 01162 429922

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