



9 Kingston Avenue, Wigston

- 360 Virtual tour
- Dining room
- Three bedrooms
- Three piece bathroom suite
- Enclosed private garden
- Living room
- Kitchen
- Off road parking
- Local shops, schools and amenities
- No Upward Chain

Offers In The Region Of £220,000



Nestled in the popular area of Kingston Avenue, Wigston, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Offered to the market with no upward chain, this property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking to settle in a friendly community.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen-diner offers a sociable environment for family meals and gatherings. The home has been recently redecorated and features new carpets throughout, ensuring a fresh and welcoming atmosphere.

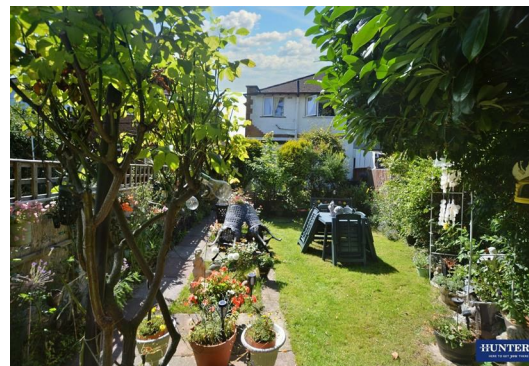
The property benefits from gas central heating and double glazing, providing warmth and energy efficiency. There is also potential to reconfigure the existing layout, allowing for the creation of a first-floor bathroom, which could enhance the living experience further.

Outside, the rear garden is a true oasis, well-stocked with a variety of mature plants and flower beds that add colour and charm. The garden features a well-maintained lawn bordered by vibrant flowers, a garden shed for storage, and a summerhouse, perfect for enjoying the outdoors during warmer months.

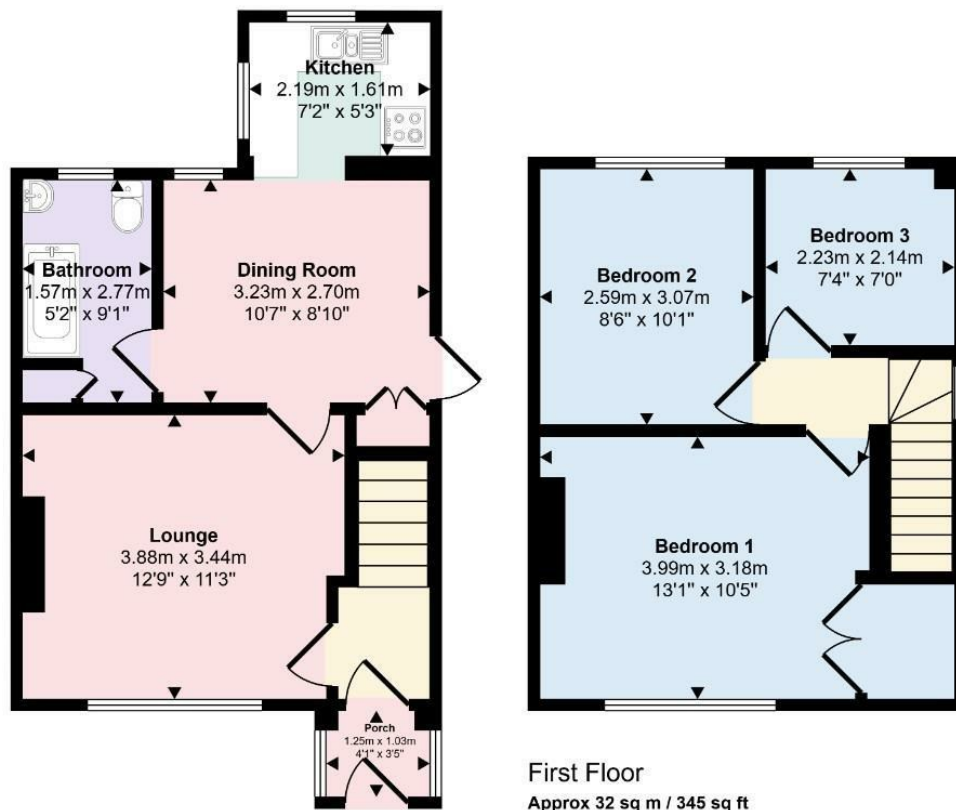
With parking available for one vehicle and the convenience of being located in the popular south Leicester town of Wigston, this property is not to be missed. Whether you are looking to make it your family home or an investment opportunity, this lovely house offers both comfort and potential.

A 360-degree virtual tour is available for those wishing to explore this wonderful property from the comfort of their own home.

To find out more contact your local Hunters estate agents Wigston to arrange your viewing.



Approx Gross Internal Area
69 sq m / 742 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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