



## Kingston Avenue, Wigston

- Two double bedrooms
- Bay fronted lounge
- Well-maintained rear garden
- Gas central heating and double glazing
- Ideal first time buyer, young family or Investor to let
- Modern three-piece bathroom suite with solar water heating system
- Fitted kitchen diner
- Separate workshop/store room
- Ample off-road parking on the new resin driveway
- Excellent public transport and road links

Tenure: Freehold

**£230,000**



# Kingston Avenue, Winston

## DESCRIPTION

Offered to the market with no upward chain, this attractive two-bedroom semi-detached home presents a fantastic opportunity for first-time buyers, young families, or investors seeking a property with great rental potential.

Stepping inside, the welcoming entrance hall leads to a bright bay-fronted lounge, recently refreshed with new fitted carpets, creating a comfortable and inviting living space. A door opens into the fitted kitchen diner, which offers a range of wall and base units, generous worktop space, and room for dining — ideal for everyday living and entertaining.

Upstairs, the first floor hosts two well-proportioned double bedrooms, both finished with carpets, providing comfortable accommodation. Completing the floor is a modern three-piece bathroom suite featuring a shower over the bath. Additionally, the owned solar hot water system installed provides hot water for the property reducing energy bills.

Outside, the rear garden offers a lovely setting to relax and unwind, with a well-maintained lawn complemented by planted borders and a variety of flowers and plants, ideal for those with green fingers. At the far end of the garden, a useful workshop/store room provides additional space for hobbies, storage or practical use.

Further benefits include gas central heating, double glazing, and ample off-road parking on the new resin driveway to the front.

The location offers excellent convenience, with easy access to local shopping, schools and parks. There are also great public transport links to the city, along with straightforward connections to Fosse Park Retail Outlet Centre and nearby motorways, making commuting simple.

Early viewing is highly recommended to fully appreciate everything this home has to offer.



Approx Gross Internal Area  
84 sq m / 899 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.

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## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

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