



## Coronation Avenue, , Wigston, Leicestershire, LE18 2BN

- Traditional style home, modern interior
- Modern kitchen, fitted units
- Sun room with breakfast bar
- Two well appointed double bedrooms
- Off-road parking
- Cosy home
- Bathroom with shower over bath
- Gas central heating and double glazing
- Local shops, schools and amenities
- 360 Virtual Tour

**Offers Over £215,000**



# Coronation Avenue, , Wigston, Leicestershire, LE18 2BN

## DESCRIPTION

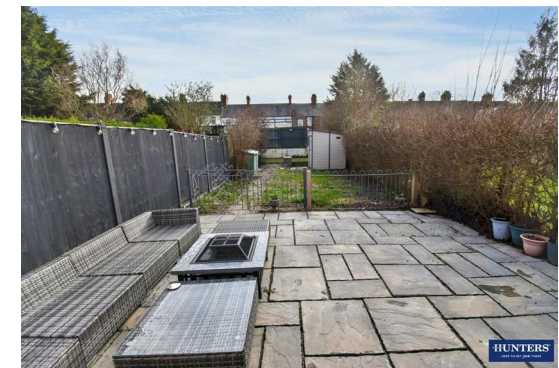
Nestled within Coronation Avenue, Wigston, this charming end-terrace house presents an excellent opportunity for first-time buyers. With two reception rooms, two well-proportioned bedrooms, and a modern bathroom, this property is both inviting and practical.

Upon entering, you are greeted by a cosy lounge featuring a stylish media wall and a cleverly designed built-in storage cupboard, perfect for keeping your living space tidy. The modern fitted kitchen is a delight, offering functionality and style, while the utility cupboard provides convenient space for a washing machine and tumble dryer. A modern three piece bathroom suite with shower over the bath compliments the décor and style of the property. The sun room-conservatory is a standout feature, complete with a breakfast bar and double-glazed doors that open onto the enclosed garden. This outdoor space is ideal for relaxation, boasting a patio seating area and a combination of lawn and artificial grass, ensuring low maintenance.

The first floor is accessed via a staircase from the hallway, leading to two double bedrooms. The master bedroom is enhanced by an additional media wall, while the second bedroom benefits from fitted wardrobes, providing ample storage.

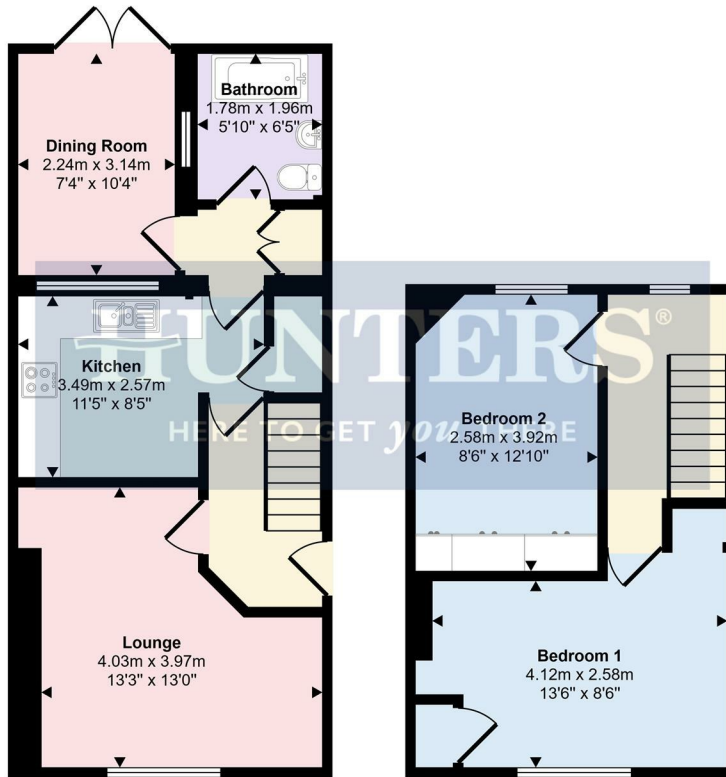
This property also includes off-road parking for Two vehicles, adding to its appeal. Located within easy reach of local schools, shops, supermarkets, and leisure facilities such as a swimming pool and gym, this home is perfectly positioned to enjoy the best of Wigston.

Do not miss the chance to view this outstanding property. For further details or to arrange a viewing, please contact your local Hunters estate agents in Wigston.





Approx Gross Internal Area  
74 sq m / 793 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

First Floor  
Approx 30 sq m / 320 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.

### Viewings

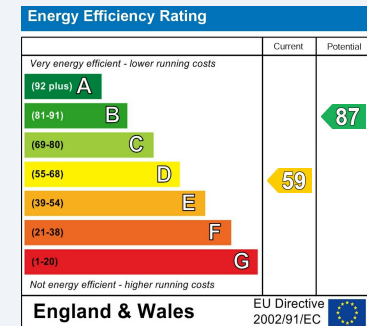
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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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