



## Ramsdean Avenue, , Wigston, LE18 1DX

- No upward chain, move in ready
- Quiet cul-de-sac location
- Beautifully landscaped garden
- Open plan lounge-dining room
- Four-piece bathroom
- Immaculate 3-bedroom semi-detached
- Garage and driveway included
- Scope to extend (STPP)
- Modern fitted kitchen
- Gas central heating and double glazing.

**£285,000**



# Ramsdean Avenue, , Wigston, LE18 1DX

## DESCRIPTION

No Upward Chain – Immaculate Three Bedroom Semi-Detached Home – Cul-de-Sac Location – Garage & Driveway – Beautiful Landscaped Garden – Scope to Extend (STPP)

Beautifully presented and offered to the market with no upward chain, this outstanding traditional semi-detached home is ready for you to move straight in and enjoy. Occupying a quiet cul-de-sac position, it combines timeless character with modern comfort, making it an ideal purchase for first-time buyers, growing families or anyone looking for a home with future potential.

Step inside to a welcoming entrance hall leading into a bright and spacious open plan lounge-dining room. The elegant bay-fronted lounge, complete with a feature fireplace, creates a warm and inviting place to relax, while the dining area flows effortlessly into the conservatory, providing additional living space and wonderful views across the beautifully tended garden. The modern fitted kitchen offers generous storage, ample worktop space and everything needed for everyday family life.

Upstairs, you'll find three well-proportioned bedrooms, two with fitted wardrobes, together with a stylish four-piece family bathroom featuring both a bath and separate shower cubicle, offering comfort and practicality for busy households.

Outside is where this home truly shines. The beautifully landscaped rear garden has been lovingly maintained, with colourful borders, mature planting, seating areas and a peaceful atmosphere that's perfect for entertaining, relaxing or enjoying the changing seasons. A private driveway and garage provide excellent off-road parking and storage, while there is scope to extend the property, subject to the necessary planning permissions.

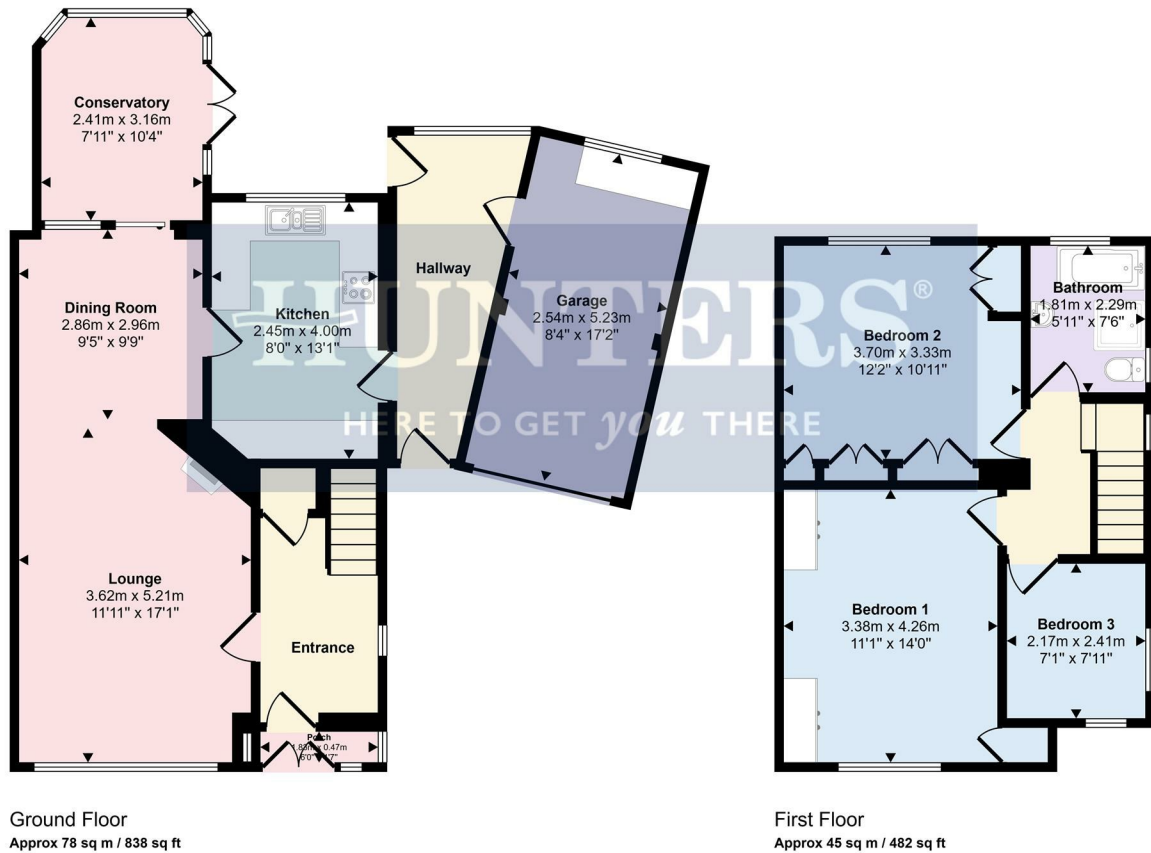
Conveniently located close to local shops, highly regarded schools, parks and everyday amenities, the property also enjoys excellent road and public transport links, making commuting to Leicester simple.

Homes of this quality are in High demand. Call Hunters and discover your new home.





Approx Gross Internal Area  
123 sq m / 1320 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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