



Burleigh Avenue, Wigston, Leicester, LE18 1FN

- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN KITCHEN-DINER
- DRIVEWAY FOR OFF ROAD PARKING
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL FIRST TIME BUYER OR FAMILY HOME
- LOUNGE
- THREE PIECE FAMILY BATHROOM SUITE
- ENCLOSED GARDEN TO REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 360 VIRTUAL TOUR

Guide Price £250,000



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DESCRIPTION

Hunters are delighted to offer to market this fabulous semi-detached house, that presents an excellent opportunity for first-time buyers and families alike. The property boasts a spacious lounge that seamlessly flows into an open-plan fitted kitchen-diner, creating a perfect space for both relaxation and entertaining. A door from the kitchen leads to a lean-to storage area, providing additional practicality and access to the garden.

Upstairs, you will find three well-appointed bedrooms, each offering a comfortable retreat, alongside a refitted family bathroom suite that combines modern convenience with style. The enclosed garden, bordered by fence panels, features a lovely lawn and a seating area, ideal for enjoying the outdoors in privacy.

The property also benefits from a driveway that provides ample off-road parking, a valuable asset in this popular area of Wigston. With excellent road and public transport links, commuting to the city and accessing major motorways is a breeze, making this home perfect for those who travel frequently.

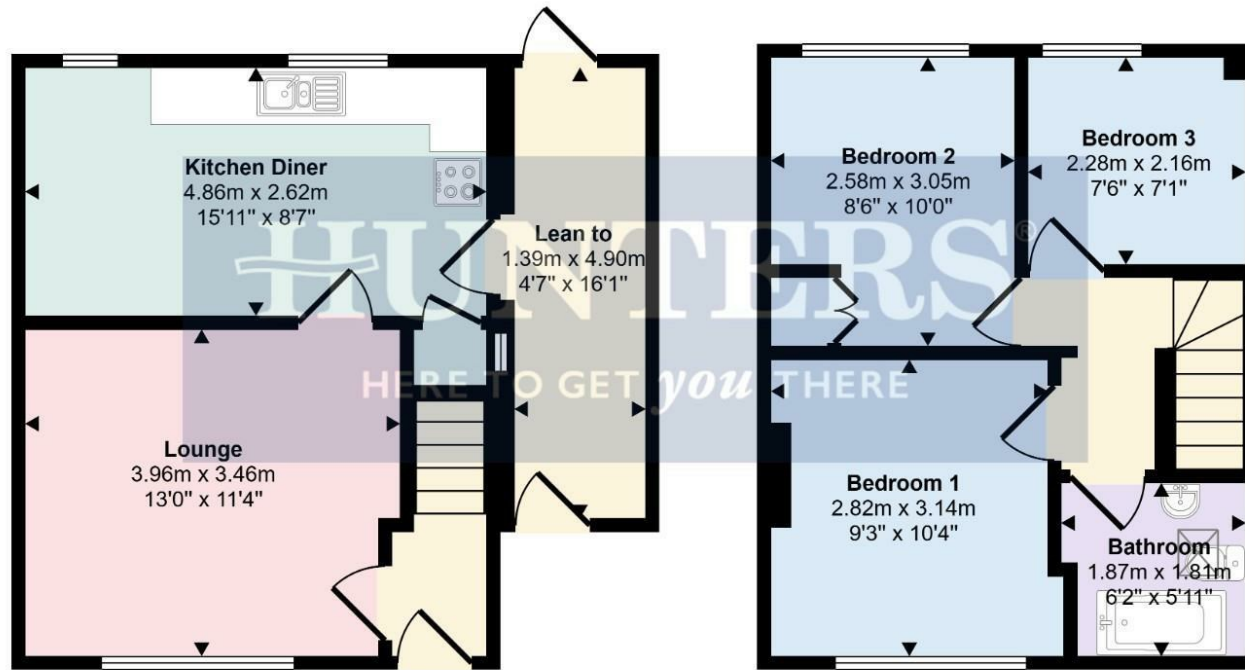
Conveniently located, you will find local shops, the town centre, schools, and various amenities just a stone's throw away, ensuring that all your daily needs are easily met. For those interested in exploring the property further, a 360-degree virtual tour is available to provide a comprehensive view of this delightful home.

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





Approx Gross Internal Area
70 sq m / 755 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

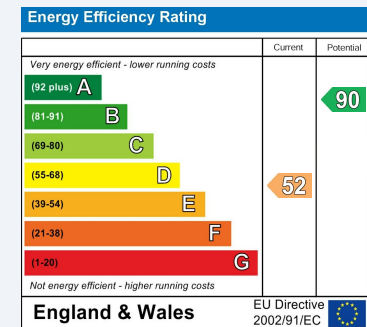
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.