

## Marstown Avenue, , Wigston, LE18 4UH

- Traditional semi-detached house
- Generous lounge with bay window
- Dining room with French doors onto the garden
- Three bedrooms
- Rear garden with patio and Vegetable garden
- Ground floor rear extension
- Fitted kitchen
- Utility room and downstairs WC
- Modern shower room
- Gas central heating and double glazing

**£260,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Marstown Avenue, , Wigston, LE18 4UH

## DESCRIPTION

This delightful semi-detached house presents a wonderful opportunity for families and first-time buyers alike. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring a lovely bay fronted window that fills the room with natural light. The fitted kitchen is both practical and generous, providing ample space for additional appliances. It seamlessly opens into the dining room, where double glazed French doors invite you to the garden, creating a perfect setting for entertaining or enjoying family meals.

Completing the ground floor is a useful utility room and a separate downstairs WC, enhancing the home's functionality. Ascending to the first floor, you will find three well-proportioned bedrooms for time to relax and have a great night's sleep, alongside a modern shower room that caters to the needs of the household.

The property also boasts a carport with gated access to the front driveway, offering parking for at least three vehicles. The rear garden is a delightful space, featuring a lawn bordered by plants and shrubs, a patio area for outdoor relaxation, and a vegetable garden for those with green fingers looking to grow your own produce.

With the benefits of gas central heating and double glazing, this home is not only comfortable but also energy efficient. Its location is particularly advantageous, being conveniently situated near South Wigston train station and various public transport links. Excellent road connections to the city, Fosse Park retail outlet, and local amenities, including shops and schools, make this property an ideal choice for modern living.

For further information and to arrange a viewing, please contact Hunters estate agents in Wigston.





Approx Gross Internal Area  
115 sq m / 1240 sq ft



Ground Floor  
Approx 70 sq m / 752 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

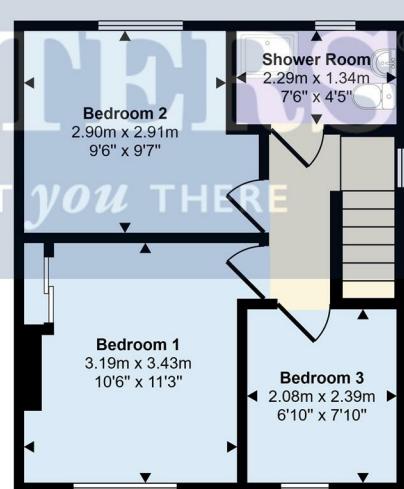
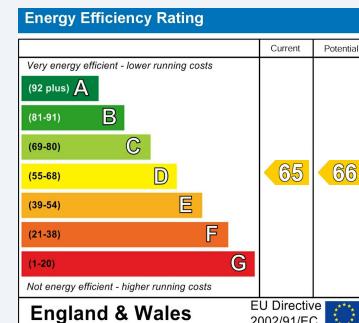
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

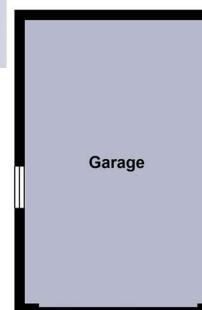
For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



First Floor  
Approx 35 sq m / 372 sq ft



Garage  
Approx 11 sq m / 116 sq ft

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.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>

**HUNTERS®**  
HERE TO GET *you* THERE