



5 Horndean Avenue  
, Wigston Fields, LE18 1DP  
**£225,000**



Benefiting from uPVC double glazed windows but in need of renovation this 3 bedroom family home is available to the market with no upward chain. Convenient for schools, town centre amenities and transport links.

- SEMI DETACHED FAMILY HOME
- IN NEED OF RE-FURNISHMENT
- FRONT LOUNGE AND DINING ROOM (CURRENTLY USED AS A UTILITY ROOM)
- KITCHEN
- 3 BEDROOMS
- WET ROOM
- PARKING FOR SEVERAL VEHICLES PLUS A GARAGE
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B / EPC RATING F
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## THE ACCOMMODATION

Having the benefit of uPVC double glazed windows, but otherwise being in need of a program of modernisation, this 3 bedroom semi-detached house stands on a corner plot with some scope for extension to the side, subject to the normal consents, and has potential for internal re-ordering and upgrading to create a very comfortable family home, conveniently located for schools and town centre amenities.

The house is entered through a double glazed porch and onward into the entrance hall with doors into the downstairs rooms and a staircase rising to the first floor. Originally having a through lounge, a wooden partitition has been installed to create a second reception room to the rear which has been used as a utility area and a dining area with a window overlooking the rear garden and a door into the kitchen. The kitchen, which would benefit from a full re-fit has a window overlooking the rear garden and an external door to the side.

Upstairs, off a spacious landing there are two well-proportioned double bedrooms, one to the front and one to the rear. A generously sized single bedroom overlooks the front with a family bathroom currently configured as a wet room completing the accommodation.

## OUTSIDE

Standing on a corner plot, 5 Horndean Avenue enjoys a wide frontage providing parking for several vehicles and access to a single garage with an up and over door. A timber fence between the garage and the house provides gated access into a paved patio area to the side of the house and through into the enclosed rear garden which has a seating area, an area with decorative slate chips and flower borders. A path runs to the bottom of the garden with a timber storage shed to the side.

## THE AREA

Horndean Avenue is a long cul-de-sac located in a desirable part of Wigston Fields between Leicester Road and Aylestone Lane and being very convenient for town centre amenities and schools. Forming part of the Borough of Oadby & Wigston.

The popular town of Wigston Magna lies 5 miles south of Leicester city centre. With Knighton forming the northern border and Oadby to the east, the A5199 leaves Wigston to the south providing access to some of the county's most delightful countryside with a number of charming villages nearby. By the middle ages, the village of Wicingstone had become known as Wigston Two Steeples or Two Spires as it was unusually, the home of 2 spired churches known today as All Saints & St. Wistans.

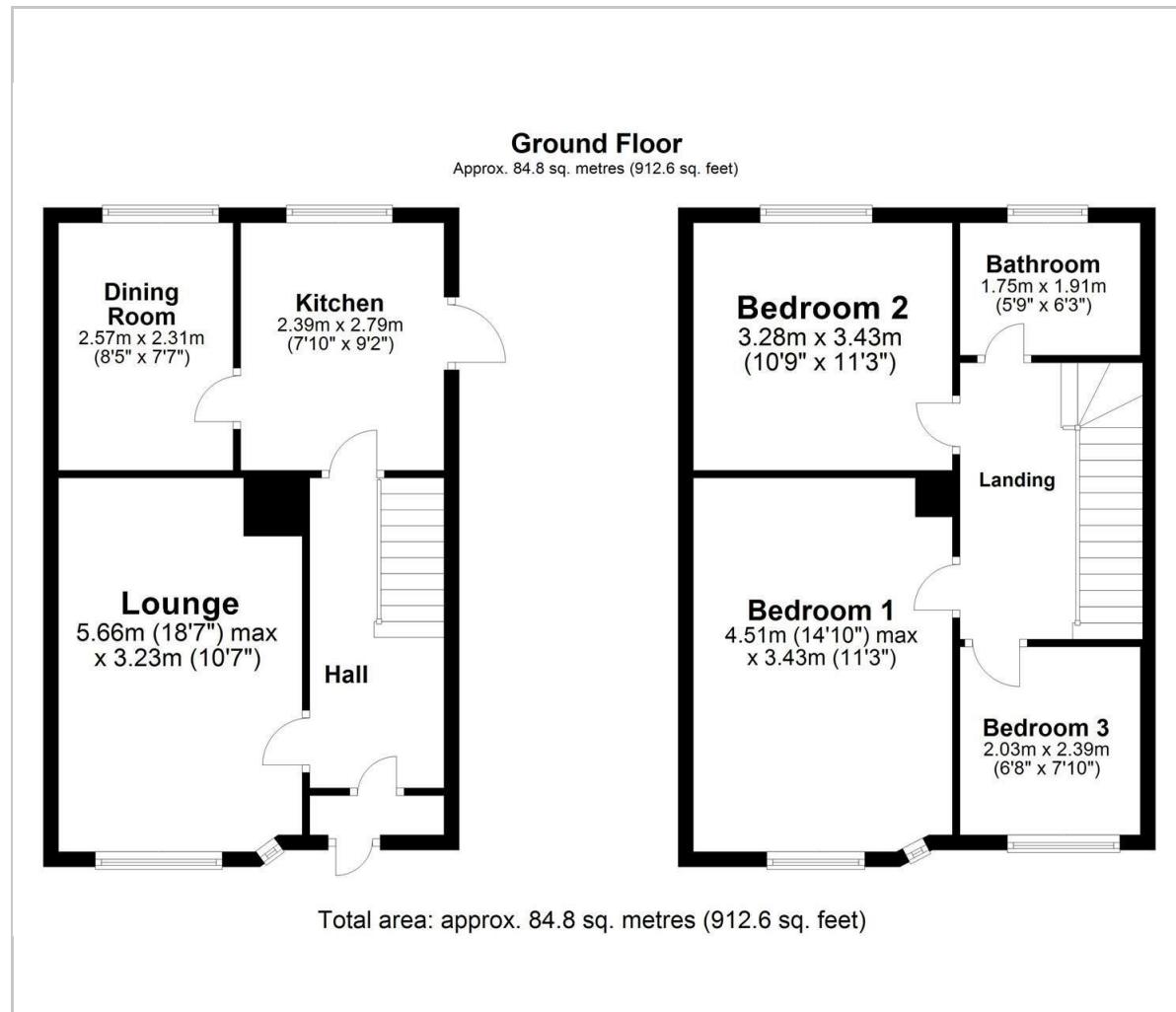
The village has grown into a thriving town in recent years with a number of housing developments spreading in all directions around the busy town centre. With a selection of day to day facilities, public houses and restaurants, the town centre has a good selection of shops..

Local leisure facilities include: Wigston pool and fitness centre, Parklands Leisure Centre, Brocks Hill Countryside Park, The Leicester Race Course and nearby Knighton Park as well as a number of golf courses.

Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse retail park via the nearby Outer ring road.



## Floor Plan



## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

