

# Aston & Co

ESTATE & LETTING AGENTS



112 Central Avenue

, Wigston, LE18 2EA

£280,000



A very spacious, superbly presented three bedroom family home for sale with No Upward Chain! The property briefly comprises: An entrance hall, very spacious lounge, re-fitted dining kitchen, 3 good sized bedrooms and a three piece family bathroom.

Recently renovated to a beautiful standard this spacious family home is very conveniently located within close proximity of the town centre and all of its amenities, primary and secondary schools, and leisure facilities. Also having easy access to Leicester City Centre, Fosse Retail Park and the motorway networks.

Located on the very popular Central Avenue with a tarmac frontage and a large rear garden,

In addition to all, the property benefits from uPVC double glazed windows, gas central heating and off road parking for 2/3 vehicles.

- Three Bedrooms
- No Upward Chain!
- End Terraced Home
- Recently Renovated
- Gas Central Heating & UPVC Double Glazed
- Off Road Parking for 2/3 cars
- Large Enclosed Rear Garden Space
- Close Proximity to Wigston Magna & Local Schools
- Council Tax Band B / EPC Rating TBC
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## The Accommodation

Presented to the market with a realistic asking price, this stunning family home has recently undergone a comprehensive program of refurbishment and an internal viewing is highly recommended.

The house is entered through a uPVC door into the spacious entrance hall with doors into the ground floor rooms and a dog-leg stair case rising to the first floor. The lounge is a spacious family room with a log burner style stove and a bay window with a French door providing views of the garden and access onto the patio.

The kitchen and dining room have been opened up into an open plan dining kitchen. The kitchen area has been re-fitted with a range of modern white base and wall units with some integrated appliances, 2 large windows to the side and a door leading onto the patio. The dining area with a bay window to the front has ample space for a family dining suite and a storage cupboard housing the boiler.

Upstairs, off the landing, there are 3 generously sized, well proportioned bedrooms, all large enough to accommodate double beds. The Master bedroom is a particularly spacious room with a large window overlooking the rear garden. Bedroom 2 is also a very spacious room overlooking the rear garden. Bedroom 3 is a slightly smaller with a window overlooking the front and used by the current owners as a dressing room.

The family bathroom with a modern suite comprising toilet, sink and "P" shaped bath with glass screen and shower over completes the accommodation.



## Outside

The gardens are an important feature for a family home. The frontage is of a tarmac construction providing hard standing for 2 vehicles with a bin store and gated pedestrian access to the rear.

The south facing rear garden, ideal for entertaining has been thoughtfully landscaped with easy maintenance in mind. There is a large block paved patio area directly behind the house with 2 brick stores, one having light and power and potential for use as a utility area, and a timber shed. The large lawn area is fully fenced with specimen trees providing screening from neighbouring properties.

## The Area

Central Avenue is very popular with families as it is close to schools, doctors, town centre amenities and leisure facilities including swimming pool, leisure centre and Aylestone Lane Park.

Wigston is a South Leicestershire town in the Borough of Oadby & Wigston standing approx. 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 Wichingstone 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 choice of Banks, public houses and restaurants, and a comprehensive selection of shops.

Wigston is popular today with local buyers and those from further afield due in part to the extremely good variety of housing stock, varied leisure facilities, its proximity to Leicester, its ease of access to the motorway network and the choice of railway stations allowing travel to London in a little over an hour.

## Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

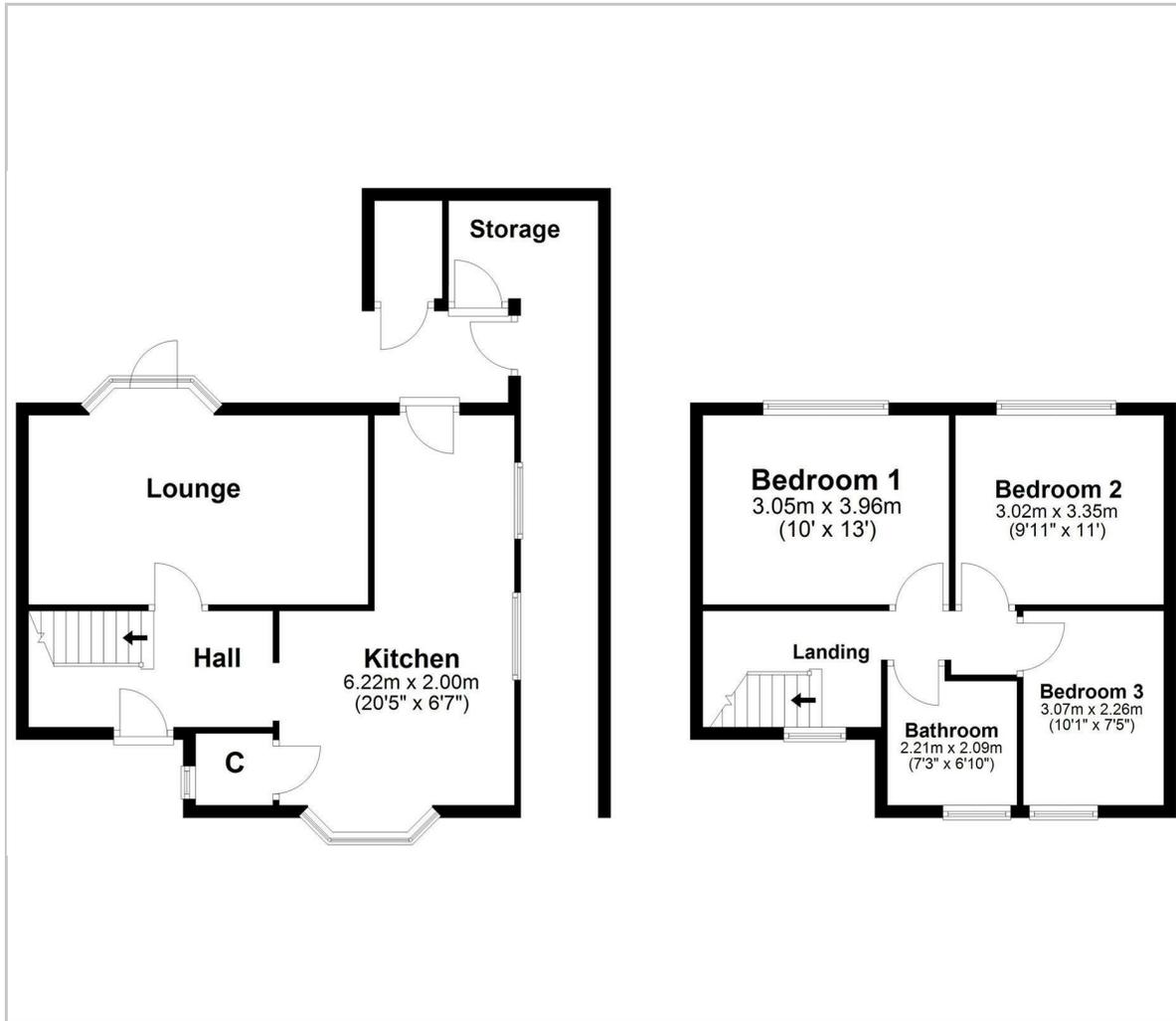


## Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.



## 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 firm's 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

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	