



15 Redruth Avenue  
Little Hill, Wigston, LE18 2JF  
**£230,000**



AVAILABLE TO THE MARKET WITH NO UPWARD CHAIN and located on the popular Little Hill development. Benefiting from uPVC double glazing & Gas Central Heating. Close to local amenities & public transport routes & having easy access to the town centre.

- SEMI-DETACHED BUNGALOW
- LOUNGE WITH CONSERVATORY
- OPEN PLAN DINING KITCHEN
- 2 BEDROOMS
- WET ROOM
- BLOCK PAVED FRONTAGE
- HARD LANDSCAPED REAR GARDEN
- GARAGE WITH ELECTRIC UP AND OVER DOOR
- COUNCIL TAX BAND C EPC RATING D
- Available Broadband - standard - Ultrafast See ofcom broadband checker



## THE ACCOMMODATION

Standing in a slightly elevated position just off Launceston Road, convenient for public transport routes and having easy access to all town centre amenities, this delightful 2 bedroom bungalow is offered to the market with no upward chain and benefits from uPVC double glazing, and gas central heating.

Enjoying a generous plot, the frontage has been block paved to provide standing for several vehicles with a driveway giving access to the single brick built garage with lighting, power and an electric up and over door.

A ramp leads from the drive up to the front door and the bungalow is entered through a uPVC porch and onwards into the entrance hall. The bedrooms are at the front of the property with bedroom 1 to the right having ample space for a double bedroom suite and a bow window overlooking the front garden.

Bedroom 2 is a slightly smaller room but still large enough for a double bed and having a window to the side. The spacious open-plan living area comprising a lounge with a feature fireplace, and a wide opening leading into the dining kitchen. Patio doors provide views of the rear garden, and access into the conservatory..

The kitchen area has been fitted with a range of base and wall units with a freestanding cooker, space for white goods and a large window to the side.

The dining area has ample space for a dining table with a large picture window overlooking rear garden.

Sliding patio doors from the lounge lead into the uPVC double glazed conservatory providing views of the garden with French doors opening onto the patio.

A wet room comprising a toilet and sink, with a newly installed shower completes the accommodation.



## OUTSIDE

The gardens are designed with low maintenance in mind with the block paved frontage providing car standing for several cars and the driveway to the side of the bungalow leading to the detached brick-built garage with lighting, power and an electric up and over door.. A timber gate opens into the rear garden which has been skilfully and thoughtfully hard landscaped with a paved patio directly behind the bungalow, mature well-stocked raised beds with gravel seating areas beyond. There is a timber garden shed and pedestrian access into the garage.



## THE AREA

Redruth Avenue is a popular residential street comprising a pleasant mix of detached and semi-detached houses and bungalows on the desirable Little Hill development. Convenient for shops on the estate including a Co-op store, post office and pharmacy, and town centre amenities a short walk away with public transport routes and excellent road and rail links nearby

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 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 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.

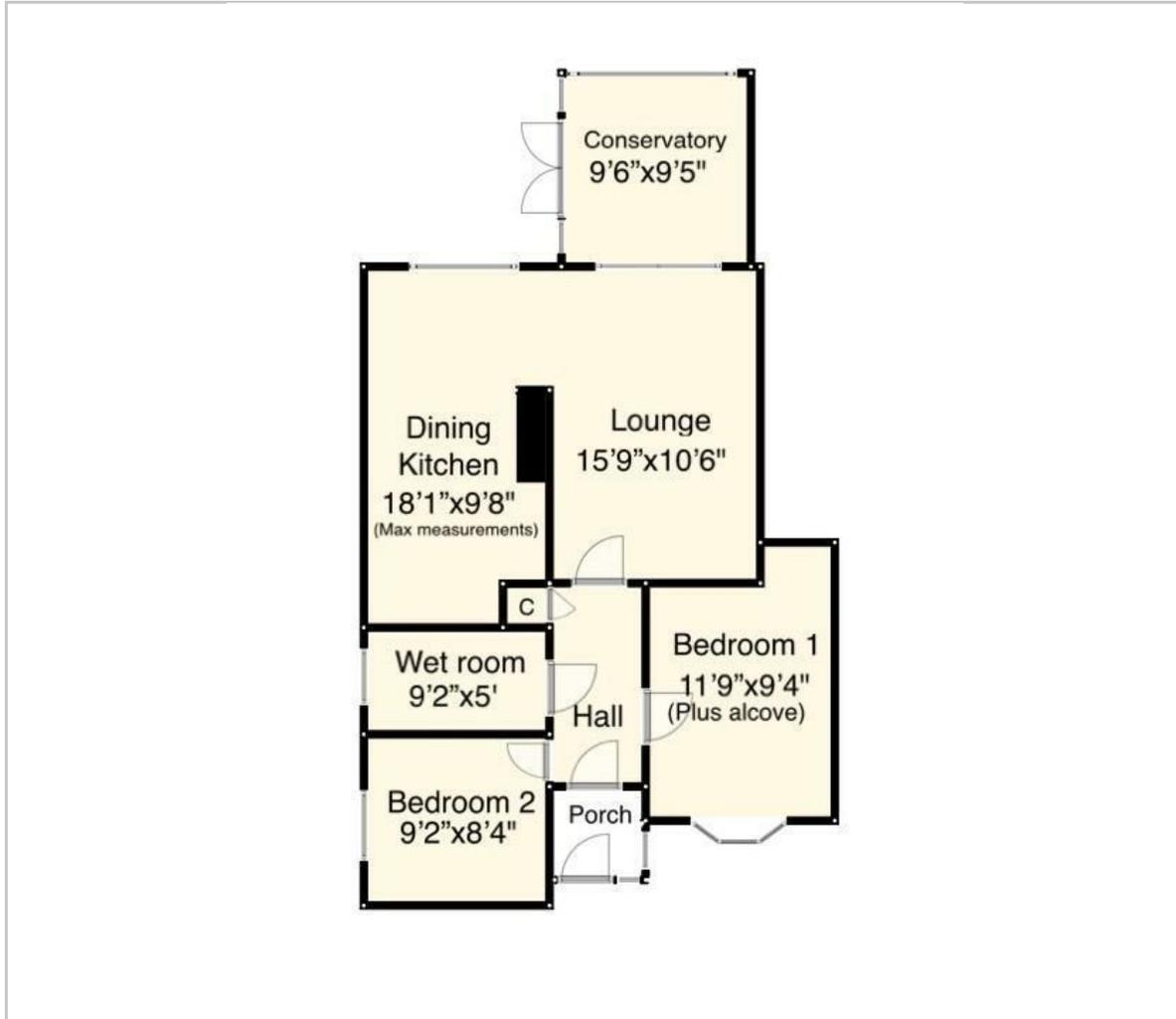
Wigston remains popular today with local buyers and those from further afield, due in part to its proximity to Leicester city centre, its professional quarter, hospitals, universities and railway station which is approx. 1 hour from London St. Pancras; its easy access to the motorway network and Fosse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

## DISCLOSURE OF INTEREST

This property is owned by an associate of Aston & Co Estate & Letting Agents



## 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

