

Aston&Co

ESTATE & LETTING AGENTS



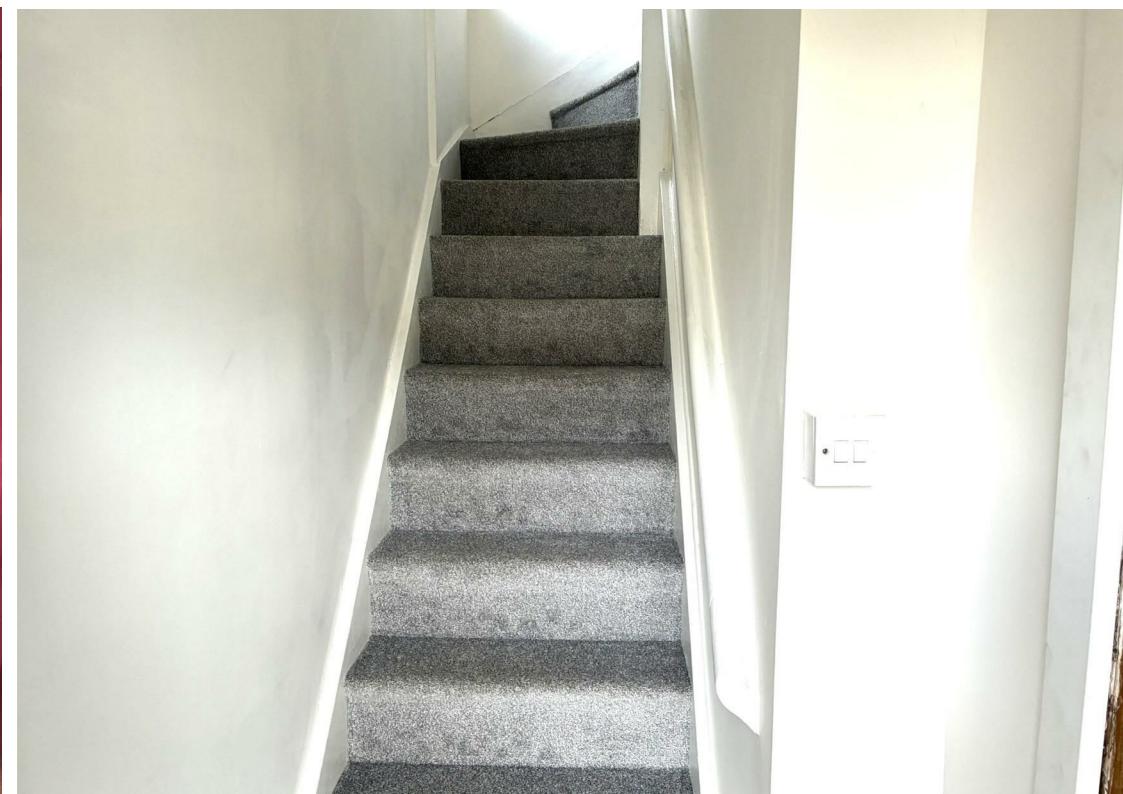
112 Kingston Avenue
, Wigston Fields, LE18 1HN

Offers Around £215,000



Convenient for local amenities & public transport routes. A short walk from the primary school, this lovely family home is an ideal opportunity for first time buyers and offers scope for further improvements or extension.

- SEMI-DETACHED HOUSE
- SCOPE TO EXTEND SUBJECT TO CONSENT
- LOUNGE
- DINING KITCHEN
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS BATHROOM
- 2 BEDROOMS
- CONVENIENT FOR SCHOOLS AND AMENITIES
- COUNCIL TAX BAND B EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

On a quiet residential street in the Wigston Fields area of the town and just a short walk from Water Leys primary School, which boasts a "Good" report from the latest OFSTED visit in April 2024, this 2 bedroom family home with off-road parking to the front and a generous rear garden, already has the benefit of some improvements and gives the buyer the scope to add further upgrades to their own taste.

With uPVC double glazed windows, gas central heating, re-skimmed walls to the upstairs rooms, and scope to extend to the rear subject to the usual consents, the house is entered through a uPVC front door and briefly comprises: Entrance hall with stairs rising to the first floor, lounge, kitchen, ground floor wc/shower room, lean-to passage to the side. On the first floor, there are 2 well-proportioned bedrooms and a re-fitted family bathroom.

THE ACCOMMODATION

Standing towards the end of a popular residential street convenient for Water Leys Primary School and with a Sainsbury's supermarket and public transport routes nearby, 112 Kingston Avenue stands behind a paved frontage with parking for 2 cars and is entered through a uPVC front door into the entrance hall with a door into the lounge and a staircase rising to the first floor. The lounge is a spacious room with a window overlooking the front, a feature fire surround housing a stove style heater and a door into the kitchen.

The dining kitchen has been fitted with a range of base and wall units with a freestanding cooker, a stainless sink and drainer and space for white goods. A large window overlooks the rear garden and a door leads out into the covered pedestrian passage with doors to the front and back and a brick built store. On the first floor, off a central landing, bedroom 1 is a large double room extending the full width of the house and having a window overlooking the front. Bedroom 2 is a slightly smaller double room with a window to the rear and the family bathroom comprising a toilet, sink, bath and separate walk-in shower cubicle completes the accommodation.

OUTSIDE

The gardens are a prominent feature of the property with the frontage being slabbed to provide hard standing for 2-3 vehicles. A covered lean-to style passage with doors to the front and rear and a useful brick store off, provide access to the rear garden.

The rear garden has been designed with low maintenance in mind. A large patio directly behind the house has been created with a fenced gravel area beyond having borders, specimen trees, seating areas and timber storage sheds.

THE AREA

Kingston Avenue is a popular residential street toward the northern fringe of the town close to the border with West Knighton. Having a local Sainsbury's store around the corner and being a short walk from Knighton Park with a regular public transport route between the town centre and Leicester City Centre. 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 Wichenstone 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..

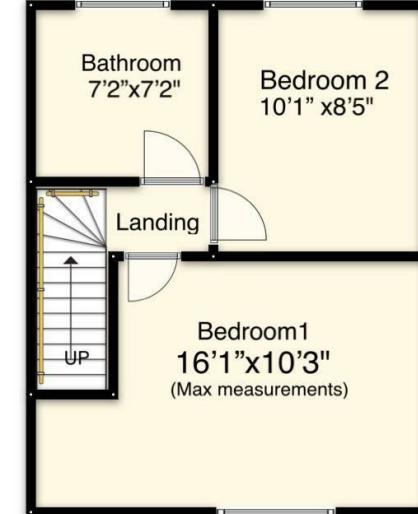
A number of primary schools around the towns residential areas feed primarily into The Wigston Academy for children aged 11 and upwards.

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.



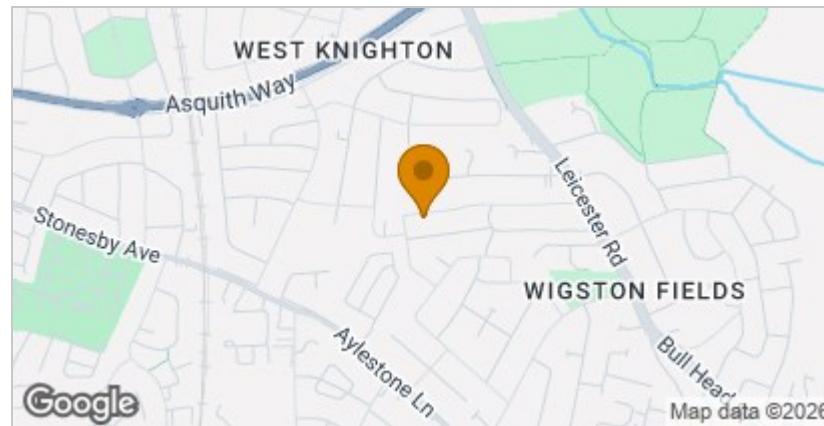
Floor Plans



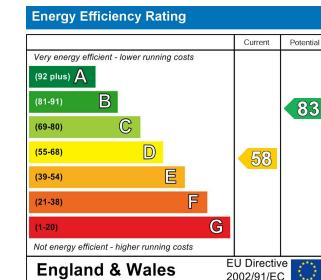
Viewing

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

Area Map



Energy Efficiency Graph



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