



## Guide Price £325,000

**Breedon Avenue, Wigston, LE18 1DD**

- Extended Semi Detached House
- En-suite Shower Room and Family Bathroom
- Dining Room
- Conservatory
- Freehold
- Four Bedrooms
- Lounge
- Kitchen
- Car Port and Garage
- EPC Rating C Council Tax Band C



Guide Price £325,000 - £350,000

An opportunity to improve an EXTENDED FOUR BEDROOM semi detached home located in a QUIET CUL DEC SAC location which has been in the same families hands since it was built in 1959.

The home sits on a WIDE PLOT.

The house briefly comprises an entrance hall, lounge, dining room, kitchen and conservatory on the ground floor.

Upstairs there are FOUR BEDROOMS en-suite shower room, and a bathroom.

The Home benefits from a LARGE CAR PORT and a GARAGE and sits on a WIDE PLOT with a lovely WELL ESTABLISHED REAR GARDEN.

Conveniently located for Wigston town centre with all its shops and amenities it provides and close proximity to several commuter roads both into and out of the city of Leicester.



#### LOUNGE

**16'9" to bay x 11'0" (5.13 to bay x 3.36)**

Double glazed bay window to front aspect, gas fireplace with brick surround, radiator, folding doors leading into,



#### ENTRANCE HALLWAY

**13'3" x 5'11" (4.04 x 1.82)**

Double glazed front door, meter cupboard, radiator, staircase rising to first floor.



#### DINING ROOM

**8'10" x 8'9" (2.71 x 2.68)**

Radiator, double glazed sliding doors to rear aspect leading into conservatory, door into



**OTHER ASPECT**



**KITCHEN**

**12'11" x 8'1" (3.96 x 2.48)**

Fitted units with worktops, sink with drainer, integrated fridge, electric hob with extractor, integrated double electric oven, plumbing for washing machine and space for fridge freezer, radiator, built in pantry with window to side aspect, double glazed window to rear aspect and frosted double-glazed door to side aspect leading into car port.



**CONSERVATORY**

**9'2" x 8'11" (2.80 x 2.73)**

Radiator, power point, sliding double glazed doors to rear aspect and double glazed door to side aspect.



**LANDING**

Access to loft, built in cupboard.



### **BEDROOM ONE**

**16'11" max x 12'7" (5.16 max x 3.85)**

Striped fillors, spot lights, two radiators, double glazed windows to side, front and rear aspects.



### **BEDROOM TWO**

**14'0" x 9'10" (4.28 x 3.00)**

Floor boards, radiator. bay window to front aspect.



### **EN-SUITE SHOWER ROOM**

**8'5" x 6'1" max reducing to 3'2" (2.59 x 1.86 max reducing to 0.98)**

Shower cubicle with electric shower, low level W/C, vanity unit, heated towel rail, tiled walls and floor, underfloor heating, two double glazed windows to rear aspect.



### **BEDROOM THREE**

**12'4" x 11'2" (3.78 x 3.41)**

Fitted wardrobe and vanity, built in cupboard housing 'Worcester' boiler, floor boards, double glazed window to rear aspect.



**BEDROOM FOUR**

**7'10" x 7'2" (2.40 x 2.19)**

Floor boards, radiator, double glazed window to front aspect.



**OUTSIDE**

Beautiful garden on a wide plot mainly laid to lawn with well established flower borders, trees bushes and shrubs, paved seating area, shed and water tap.

To the front of the property is a block paved driveway providing off street parking with flower border and mature tree and shrubs.



**BATHROOM**

**7'6" x 5'9" (2.29 x 1.76)**

Bath with mains shower, low level W/C, vanity unit, heated towel rail, tiled walls and floor, spot lights, frosted double glazed window to rear aspect.



**CAR PORT**

**18'8" max x 12'10" max (5.69 max x 3.92 max)**

Covered roof area, wooden doors to front aspect.

**GARAGE**

**16'3" x 8'2" (4.96 x 2.51)**

Up and over door, window to rear aspect, door to side aspect.



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

### VIEWING TIMES

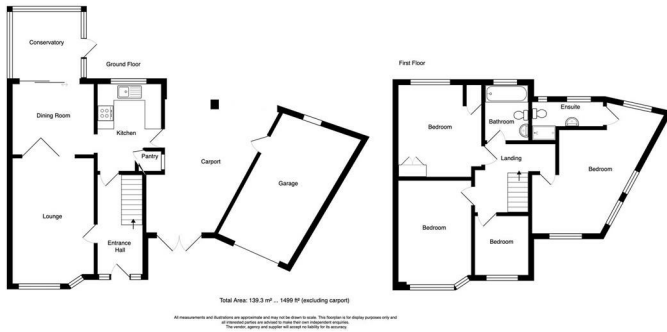
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm,

Saturday 9am - 4pm,





**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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

