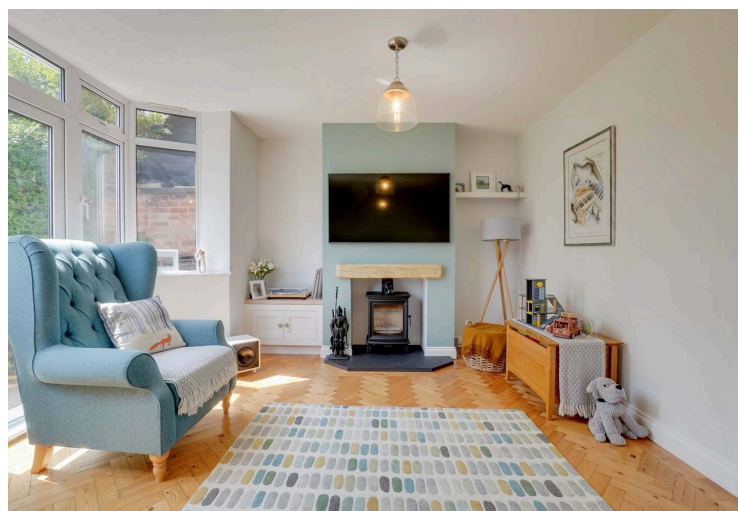




## 22 South Avenue, Wigston

Offers Over £300,000 Freehold

Stylish three-bedroom semi in Wigston. Features open-plan kitchen, log burner, restored parquet flooring, landscaped garden, two outbuildings, summer house, and original character details.





### Entrance Hall

11' 8" x 5' 11" (3.56m x 1.80m)

Accessed via the front entrance door and benefiting from original restored parquet flooring and a useful storage cupboard under the stairs. Providing access to the lounge, kitchen and first-floor accommodation.

### Lounge

17' 9" x 12' 0" (5.41m x 3.65m)

A beautifully presented reception room positioned to the rear of the property, enjoying views over the garden through a window and a patio door, which also provides direct access outside. Recently renovated and benefiting from restored original parquet flooring, two ceiling pendant lights and a feature log burner creating an attractive focal point. A bright and inviting family living space.



### L-shaped. Kitchen / Dining Room

Dining area: 3.80m x 3.81m & Kitchen: 5.19m x 1.77m.

Recently renovated to a high standard, this impressive open-plan kitchen and dining space forms the heart of the home. Fitted with a comprehensive range of wall and base units complemented by wooden-effect work surfaces, a ceramic inset Belfast sink with mixer tap and integrated fridge freezer, oven, induction hob, dishwasher and extractor hood. The room enjoys excellent natural light from a bay window to the front elevation together with two windows to the side elevation. Additional features include original parquet flooring throughout the dining area and laminate flooring in the kitchen areas, inset spotlights, pendant lighting above the dining table, a tall contemporary radiator and ample space for a six



### Entrance Hall

11' 8" x 5' 11" (3.56m x 1.80m)

Accessed via the front entrance door and benefiting from original restored parquet flooring and a useful storage cupboard under the stairs. Providing access to the lounge, kitchen and first-floor accommodation.

### Lounge

17' 9" x 12' 0" (5.41m x 3.65m)

A beautifully presented reception room positioned to the rear of the property, enjoying views over the garden through a window and a patio door, which also provides direct access outside. Recently renovated and benefiting from restored original parquet flooring, two ceiling pendant lights and a feature log burner creating an attractive focal point. A bright and inviting family living space.



### L-shaped. Kitchen / Dining Room

Dining area: 3.80m x 3.81m & Kitchen: 5.19m x 1.77m.

Recently renovated to a high standard, this impressive open-plan kitchen and dining space forms the heart of the home. Fitted with a comprehensive range of wall and base units complemented by wooden-effect work surfaces, a ceramic inset Belfast sink with mixer tap and integrated fridge freezer, oven, induction hob, dishwasher and extractor hood. The room enjoys excellent natural light from a bay window to the front elevation together with two windows to the side elevation. Additional features include original parquet flooring throughout the dining area and laminate flooring in the kitchen areas, inset spotlights, pendant lighting above the dining table, a tall contemporary radiator, and ample space for a six









### **REAR GARDEN**

Occupying a generous corner plot, the rear garden is a standout feature of the property and significantly larger than many neighbouring homes. Beautifully landscaped and thoughtfully maintained, it offers an excellent balance of lawn, patio and established planting, creating an ideal space for families, entertaining and outdoor living. The garden further benefits from two useful brick-built outbuildings providing excellent storage together with a charming summer house, making this an exceptionally versatile outdoor space.

### **FRONT GARDEN**

The property enjoys excellent kerb appeal with mature planting and shrub borders complementing the attractive frontage, a pathway leads to the front entrance.



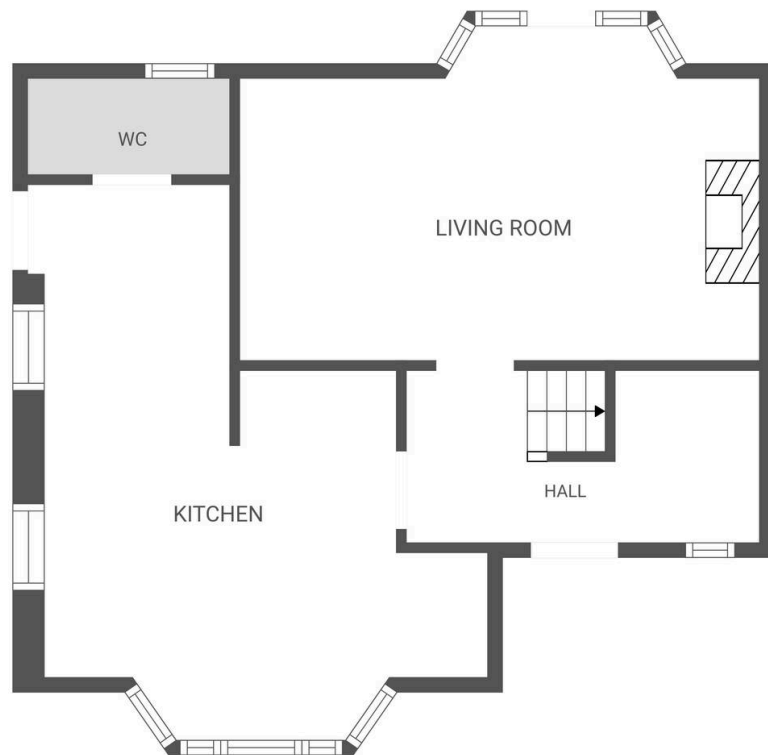
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

You can include any text here. The text can be modified upon generating your brochure.





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

You can include any text here. The text can be modified upon generating your brochure.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.