

Britford Avenue

Wigston, Leicester, LE18 2RF

Asking Price: £305,000



Oliver Rayns
ESTATE AGENTS



- Extended Semi Detached Property
- Entrance Porchway & Hall
- Spacious Living Room
- Open Plan Fitted Kitchen Diner
- Versatile Sun Room
- Three Family Bedrooms
- Contemporary Bathroom Suite & Shower
- Child Friendly Designed Rear Garden
- Garage & Large Driveway for Four Vehicles

A delightfully presented and extended three bed semi detached property, nestled in the heart of a popular residential area and set in a cul-de-sac location, being well served for local amenities and renowned local schooling

This attractively appointed accommodation offers the perfect balance of comfort, space, and location providing an ideal family home and briefly comprises spacious light & airy living room, a generously sized kitchen/diner leading on to a multi functional South facing sun room, and three well-proportioned family sized bedrooms with views of the Lake, a dual aspect & stylish family bathroom with shower over the bath and a superb landscaped child friendly garden ideal for families or first-time buyers.



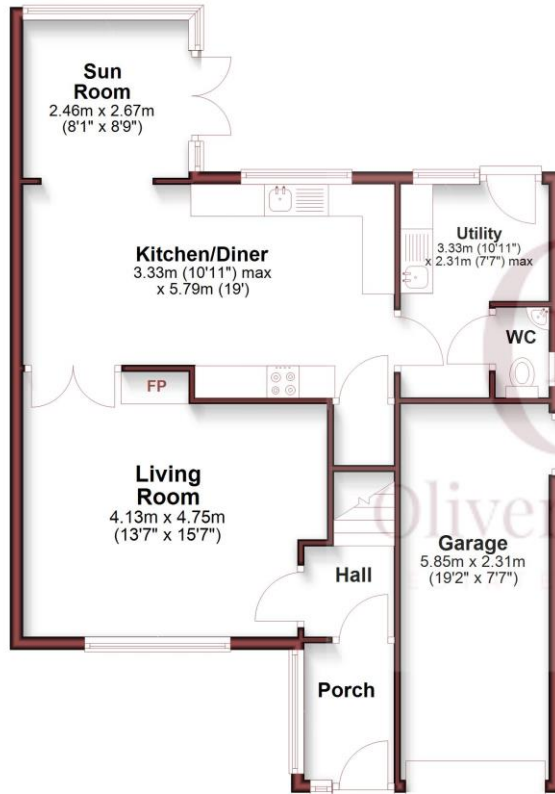
Outside, the property benefits from a private rear south facing garden, featuring a raised terrace area for BBQ's and al fresco dining & entertaining, a purposely designed lawn area with activities provided with children's early leaning goals in mind . The property also benefits from Solar Panel, single garage and driveway offering off road parking for four cars.

Situated close to well-regarded local schools, parks, shops, and great transport links into Leicester city centre and surrounding areas, it's a great spot for both families and commuters alike.



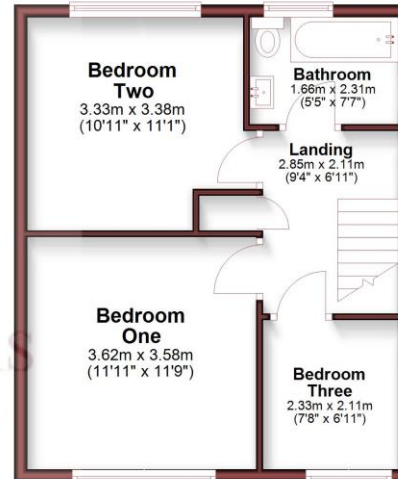
Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 113.9 sq. metres (1226.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oliver Rayns

106 Queens Road
 Clarendon Park, Leicester, LE2 3FL
 T: 01162 960 940
 E: info@oliverrayns.com
 www.oliverrayns.com

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