

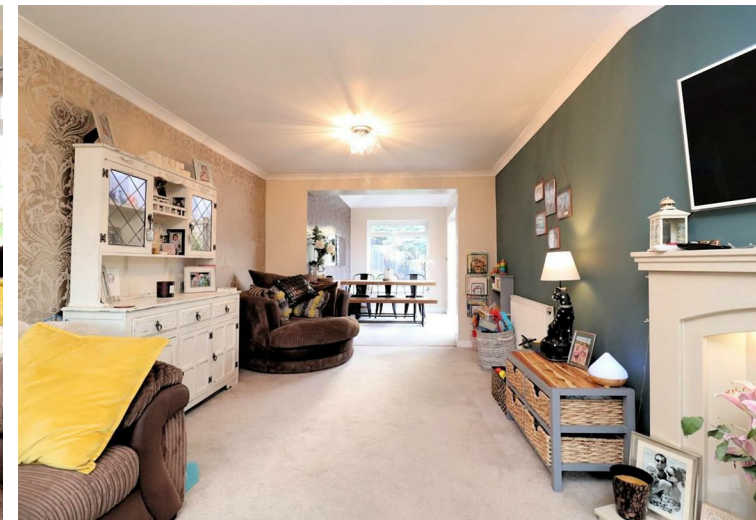


**fw.** Fothergill Wyatt  
Estate Agents and Chartered Surveyors

2 Oakwood Avenue,  
Leicester, LE18 1NW  
Offers In Excess Of £300,000







A stylish, well appointed three bedroom semi detached home in the popular town of Wigston. Occupying a corner plot this extended home briefly comprises porch, entrance hall, lounge diner, fitted kitchen, utility room, downstairs loo, three large bedrooms, the master benefitting from an ensuite and dressing area, family bathroom, sunny rear garden with games room, garage and driveway providing off road parking. Wigston benefits from local amenities such as Sainsburys and Aldi supermarkets, popular local schools, frequent transport links to and from Leicester City Centre, South Wigston Station, Knighton Park as well as the popular neighbouring Oadby Shopping Parade.

- Stylish Three/Four Bedroom Property
- Well Maintained
- Extended
- Bi-Folding Doors
- Conveniently Located
- Envyable Corner Plot
- Self Contained Games Room/Office

#### **Porch**

Accessed via composite door with glazed insert, uPVC double glazed windows to front elevation, engineered oak flooring, ogee skirting and uPVC door to:

#### **Entrance Hall**

Inset ceiling spotlights, decorative ceiling coving, radiator, oak doors to rooms, stairs rising to first floor with large storage cupboard, ogee skirting, Barkeley floor tiles and engineered oak flooring.

#### **Lounge**

With ceiling light point, decorative ceiling coving, uPVC double glazed bay window to front elevation, feature fireplace with inset lights and marble surround, radiator and opening to:

#### **Dining Room**

With inset ceiling spotlights, uPVC double glazed window to rear elevation and aluminium bi-folding doors to rear garden.

#### **Utility Room**

Inset ceiling spotlights, double glazed window to front elevation, fitted shaker style wall and base units with recess and plumbing for washing machine and dryer, roll edge work tops, Barkeley floor tiles and oak door to:

#### **Downstairs WC**

Inset ceiling spotlights, obscure double glazed windows to rear elevation, fitted two piece suite with low flush WC and wash hand basin set within vanity unit with mixer tap over, industrial style towel rail, part metrobrick tiled walls and Barkeley floor tiles.

#### **Kitchen**

Ceiling light point, uPVC double glazed window to rear elevation, fitted kitchen with a full range of wall and base units with integrated electric oven, space for fridge freezer, cupboard housing combi boiler, roll edge work tops, fitted four ring gas hob with extractor hood over, inset ceramic sink and drainer with chrome mixer tap over, metrobrick tiled splash backs, uPVC French doors to rear garden, plinth lighting and engineered oak flooring.









### Family Bathroom

With inset ceiling spotlights, obscure double glazed window to rear elevation, three piece suite consisting of low flush WC, pedestal wash hand basin with chrome pillar taps over, panelled bath with pillar taps and Mira power shower over, heated towel rail, floor to ceiling wall tiles and laminate flooring.

### Bedroom Two

Ceiling light point, uPVC double glazed window to front elevation, bespoke fitted wardrobes and radiator.

### Bedroom Three

Ceiling light point and feature led starlight ceiling, decorative ceiling coving, uPVC double glazed window to rear elevation and radiator.

### Master Bedroom

Accessed via dressing room/office with inset ceiling spotlights, uPVC double glazed window to front elevation, radiator, industrial style clothes rail, space for dressing table/desk, stairs to bedroom area with inset ceiling spotlights, double glazed Velux window to front elevation, radiator, ogee skirting, glazed French doors to Juliet balcony, deep eaves storage and door to:

### Ensuite

With inset ceiling spotlights, obscure double glazed window to rear elevation, stylish three piece suite with low flush WC, Edwardian style pedestal wash hand basin with pillar taps over, large walk in shower cubicle with glazed screen and ceramic tray, chrome heated towel rail, part tiled walls and tiled flooring.

### Outside

To the front of the property is a paved pathway leading to the front door accessed via a wrought iron gate, a lawned area with slate borders and a wealth of mature shrubbery and foliage. To the rear is a well maintained, sunny rear garden with a block paved patio providing a wealth of outdoor seating, a lawned area with raised beds, a slate border and a range of outdoor lighting, timber fence surround and brick built games room/office space.

### Games Room/Bedroom Four

Accessed via uPVC door, inset ceiling spotlights, uPVC double glazed windows to side elevation, recess for flat screen TV with feature tiled wall, fitted surround sound system, wall mounted programmable electric heater and tiled flooring.

### Garage

With electric roller shutter door, fitted storage shelving, power and lighting.

### Directional Note

From Leicester City Centre take the A594 on Welford Road continuing on to Bull Head Street, turn left on to Highfield Drive and an immediate right on to Cleveland Road continue until taking a left turning on to Avondale Road and then a left turn on Oakwood Avenue where the property can be found on the left hand side on the corner identified by the agents 'For Sale' board.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com).

### Directions

SAT NAV: LE18 1NW





## Floorplans & EPC

2 Oakwood Avenue, Wigston, Leicestershire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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