13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge
11'2 x 12'2 (3.40m x 3.71m)

Dining Room
11'10 x 10'7 (3.61m x 3.23m)

Kitchen
13'5 x 6'4 (4.09m x 1.93m)

Downstairs Shower Room
8' x 4' (2.44m x 1.22m)

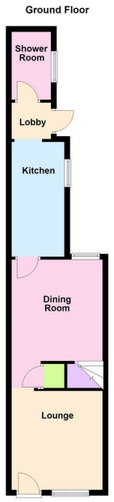
Landing

Bedroom One
11'3 x 12'2 (3.43m x 3.71m)

Bedroom Two
11'9 x 9'2 (3.58m x 2.79m)

Bedroom Three
9'6 x 6'9 (2.90m x 2.06m)

Upstairs WC
3'6 x 3'2 (1.07m x 0.97m)







FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

87 Kirkdale Road, Wigston, Leicestershire, LE18 4SR

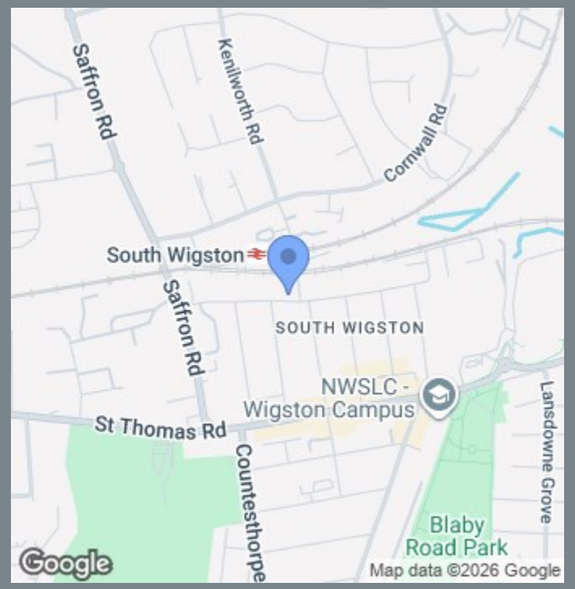
£210,000

OVERVIEW

- Beautifully Re Furbished Home
- Fabulous Location
- No Onward Chain
- Lounge & Dining Room
- Modern Fitted Kitchen
- Newly Fitted Downstairs Shower Room
- Three Bedrooms & Upstairs WC
- Good Sized Rear Garden
- Viewing Is Advised
- EER - F, Freehold, Tax -A

LOCATION LOCATION....

Kirkdale Road is conveniently positioned within the heart of South Wigston, a well-established & friendly community offering a wonderful selection of everyday amenities, excellent transport connections & plenty to enjoy on the doorstep. The bustling Blaby Road shopping area is just a short stroll away, offering a variety of independent shops, cafés, takeaways, traditional public houses & a library, together with Tesco & Lidl supermarkets for everyday essentials. Families are well catered for with nearby Parkland Primary School, Fairfield Community Primary School, South Wigston High School & Wigston Academy, whilst North Warwickshire & South Leicestershire College offers further education opportunities. For those who enjoy spending time outdoors, Blaby Road Park provides lovely green space, children's play facilities & recreational areas, with scenic walks along the Grand Union Canal also within easy reach. The area enjoys a strong community atmosphere with local clubs, activities & leisure facilities, whilst nearby Wigston town centre & Fosse Park offer an even wider choice of shopping, dining & entertainment. Commuters will particularly appreciate South Wigston railway station being just moments away, providing direct connections to Leicester & Birmingham, together with regular bus services & convenient road links via the A563, A426 & M1/M69 motorway networks.











THE INSIDE STORY

Beautifully refurbished throughout to a high standard, this lovely three bedroom home is ready for its new owners to move straight in, unpack & enjoy! Offered for sale with no onward chain & positioned in a great location, this wonderful property offers stylish interiors, thoughtfully finished living spaces & a warm, welcoming feel from the moment you step inside. The lounge is a lovely place to relax & unwind, with a window to the front allowing natural light to fill the room, creating a bright & inviting space for cosy evenings in front of the television or catching up with family. The separate dining room provides the perfect setting for everything from everyday family meals to entertaining friends, with a window overlooking the rear garden offering a pleasant outlook. The modern fitted kitchen has been beautifully updated, providing a fresh & practical space to prepare your favourite meals, whilst the newly fitted ground floor shower room has been tastefully finished with a contemporary feel. Upstairs, the landing leads to three beautifully presented bedrooms, each enjoying the same attention to detail as the rest of the home. The main bedroom offers a peaceful retreat at the end of a busy day, whilst the remaining bedrooms provide flexibility for children, visiting guests or perhaps that all-important home office or dressing room. A convenient separate WC completes the first floor accommodation. Outside, the lovely rear garden offers a wonderful extension of the living space, ideal for enjoying a morning coffee, relaxing in the sunshine or spending summer afternoons with family & friends. With all the hard work already done, this delightful home offers the opportunity to simply move in & start making memories. A beautifully finished home with no onward chain!







