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ESTATE AGENTS

Room Sizes

Hallway

Living Room

12'11 x 11'11

Dining Kitchen

12'09 x 12

Downstairs WC

Bedroom One

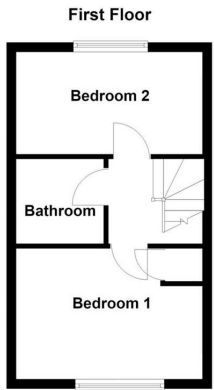
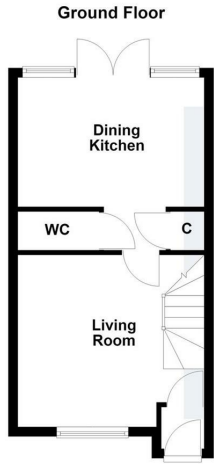
9'04 x 12'11

Bedroom Two

12'11 x 7'05

Bathroom

6'04 x 5'11



Cranes Way, Wigston LE18 3AJ

Offers Over £230,000

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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Beautifully Presented Two Double Bedroom Semi-Detached Home
- Situated Within The Sought-After New Wigston Meadows Development
- Thoughtfully Improved And Stylishly Decorated By The Current Owners
- Cosy Living Room Featuring Attractive Decorative Wall Panelling
- Modern Dining Kitchen With Integrated Appliances And French Doors
- Useful Downstairs WC And Storage Cupboard
- Two Well-Proportioned Double Bedrooms And Contemporary Bathroom
- Beautifully Landscaped Rear Garden With Patios And Artificial Lawn
- Driveway Providing Off-Road Parking For Two Vehicles
- Freehold Energy Rating - B Council Tax Band - B

Location Is Everything

Cranes Way is situated within the popular Wigston Meadows development, offering a convenient and well-connected location. Wigston town centre is just a short distance away, providing a good selection of shops, supermarkets, cafés and everyday amenities. The area is also well served by local schools and offers excellent transport links into Leicester and the surrounding areas, with South Wigston railway station providing convenient commuter connections.



Inside Story

Beautifully presented and thoughtfully improved by the current owners, this stylish two double bedroom semi-detached home occupies a lovely position within the sought-after New Wigston Meadows development in Wigston. Offering modern living throughout, landscaped gardens, driveway parking and the remainder of its NHBC warranty, this is a fantastic opportunity for first-time buyers looking for a home they can simply move into and enjoy.

Approaching the property, a driveway provides off-road parking for approximately two vehicles, while a useful hallway creates a welcoming entrance.

The cosy living room is a lovely first impression, featuring decorative wall panelling which adds character and a contemporary feel. From here, the accommodation flows through to the heart of the home, with a useful storage cupboard and downstairs WC adding practicality.

The impressive dining kitchen is sure to be a favourite space. Fitted with stylish white cabinetry, work surfaces and metro-style tiling, it features an integrated oven, hob and extractor, sink with drainer and space for additional appliances. There is plenty of room for a dining table, creating the perfect setting for enjoying meals together or entertaining friends. French doors open directly onto the beautifully landscaped rear garden, allowing the outside space to become a natural extension of the home.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from a useful built-in cupboard. The modern bathroom is finished with a contemporary white suite comprising a bath with shower over, WC and vanity wash hand basin, complemented by stylish tiling.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and easy-to-maintain space. Two separate patio areas provide excellent spots for outdoor dining and entertaining, while the artificial lawn keeps the garden looking neat throughout the year.

