76 Leicester Road, Wigston, Leicester, LE18 1DR

Telephone: 01162 811 300 • Email: wigston@nestestateagents.co.uk

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# nest estate agents

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

**Downstairs Cloakroom** 5'08 x 3'05 (1.73m x 1.04m)

**Lounge** 19'09 x 13'02 (6.02m x 4.01m)

**Dining Kitchen** 11'09 x 16'05 (3.58m x 5.00m)

Landing

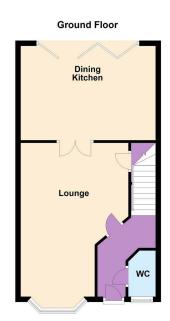
**Bedroom One** 11'09 *x* 12'03 (3.58m *x* 3.73m)

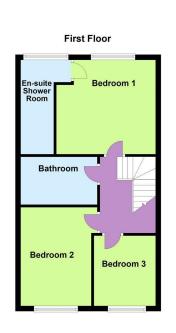
**En Suite** 11'09 *x* 5'11 (3.58m *x* 1.80m)

**Bedroom Two** 12'04 x 8'08 (3.76m x 2.64m)

**Bedroom Three** 8'10 x 7'05 (2.69m x 2.26m)

Family Bathroom 5'11 x 9'02 (1.80m x 2.79m)







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 76 Leicester Road, Wigston, Leicester, LE18 1DR

Telephone: 01162 811 300 · Email: wigston@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.ul 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 277 2277 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.

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#### **OVERVIEW**

- Stunning & Spacious New Build Family Home
- · Sought After Location
- Entrance Hall & Downstairs Cloakroom
- · Lounge With Bay Window
- · Modern & Tasteful Dining Kitchen
- · Three Bedrooms
- · Family Bathroom & En Suite to Master
- Driveway & Enclosed Landscaped Garden
- · Viewing Highly Recommended
- EER Rating tbe

#### LOCATION LOCATION....

Situated close to Aylestone perfect for anyone wanting to be near the City Centre but without the hustle and bustle. This area is fantastic for motorway links and nearby you will find the Fosse Retail Park as well as popular Supermarkets and Grove Triangle. A short walk away you will find Aylestone Meadows Local Nature Reserve which is Leicester's largest nature reserve situated on the River Soar and River Biam along with several locks of the Grand Union Canal.













Stunning, spacious and finished to a very high standard this beautiful family home is offered for sale with no onward chain and really must be viewed internally to fully appreciate all it has to offer. Through the front door into the entrance hall you will find stairs leading up to the first floor and doors into the downstairs rooms. The lounge is a fabulous size, has a bay window to the front aspect creating a light and airy feel and is the perfect room for relaxing. Be the envy of friends and family with the family dining kitchen, this social space really is the hub of the home, a place where you can cook, eat, entertain and spend time as a family with absolute ease. The kitchen is fitted with gloss finish grey wall and base cabinets with rose gold handles and has a matching island. Integrated appliances include washing machine, dishwasher, fridge freezer and oven and hob with extractor over. With bi folds across the back you can really open up this room through the summer months and create the feeling of bringing the outside inside. Taking the stairs to the first floor you will find three very good sized bedrooms all beautifully finished. The en suite to master is fitted with a low level wc, wash hand basin and shower cubicle. The family bathroom has a modern white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally to the front is a driveway providing off road parking and to the rear the garden is landscaped and enclosed with a lawn area and lovely raised patio perfect for al fresco dining through the summer. Viewing is a must on this home.







