

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen

10'8" x 8'7" (3.25m x 2.62m)

Lounge Diner

22'0" x 11'6" (max) (6.71m x 3.51m (max))

Conservatory

9'8" x 9'7" (2.95m x 2.92m)

First Floor Landing

Bedroom One

15'8" x 16'4" (4.78m x 4.98m)

Bedroom Two

11'9" x 10'1" (3.58m x 3.07m)

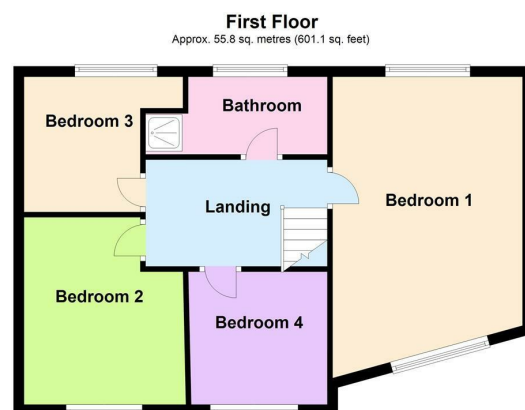
Bedroom Three

8'3" x 9'4" (2.51m x 2.84m)

Bedroom Four

9'3" x 8'3" (2.82m x 2.51m)

Family Bathroom



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, Leicestershire, 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 Leicestershire 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.

2 Kenton Avenue, Wigston, Leicestershire, LE18 2JW

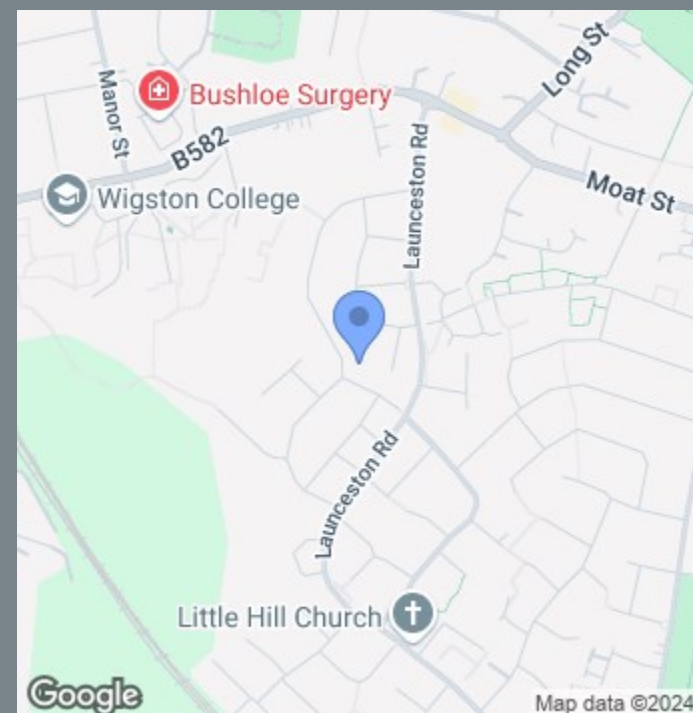
Offers Over £270,000

OVERVIEW

- Substantial Family Residence
- Semi Detached Home
- Four Bedrooms
- Lounge Diner
- Large Garage
- Good Sized Rear Garden
- Ample Off Road Parking
- Popular Little Hill area
- No Upward Chain
- EPC Rating E - Council Tax B

LOCATION LOCATION....

Little Hill has everything to offer from a range of Convenience stores including a co-op and a Sainsbury's, a petrol station, take away restaurants and beauty salon. Little Hill benefits from two OFSTED excellent primary school for children of 4+ to year 5. Wigston's brand new secondary school Wigston academy is only a few minutes' walk away and during the summer months is accessible through the schools playing fields which are located on the main road running through Little Hill, Horsewell Lane. Little Hill is also Home to one of the area's most popular parks with a new children's play area, tennis courts, bowling green, football pitches and a club house which hosts many events, fetes and play schemes during the year. Buses run on a regular basis 7 days a week through Little Hill giving you a easy commute to the City Centre, Wigston Village and South Wigston where you will find convenience shops, doctors surgeries, vets, dentists, pubs and restaurant's. Surrounding motor ways are also only a short drive away



THE INSIDE STORY

Nestegg are delighted to offer for sale this substantial semi detached residence. Offering versatile accommodation throughout, this home is ready for a family to make it their own.

Entrance is via a Upvc porch accessing the front door into the entrance hallway. The hallway having useful cupboard storage and stairs ring to the first floor. The kitchen is to the rear and has a range of wall and base units with a stainless steel sink and drainer unit inset of a rolled edge work surface. There is space for the fridge freezer, oven and plumbing for a washing machine. The lounge diner runs from the front to the rear - a perfect space for the family to sit and relax and to dine formally. A conservatory to the rear has Upvc double glazed windows and a door to the garden.

To the first floor, the main bedroom is a large double 'over the garage' and Bedrooms Two and Three are also good doubles. Bedroom Four is a good single or would make the ideal work from home space. The family bathroom is fitted with a white suite with the addition of a shower cubicle.

To the outside there is a raised patio area ideal for al fresco dining and a lawn area with paved walkway. The double garage offers excellent storage or could be utilised as a workshop.

To the front of the property there is ample off road parking.

