

## FLOOR PLAN

### DIMENSIONS

**Porch**  
5'01 x 4'02 (1.55m x 1.27m)

**Entrance Hall**  
14'07 x 6'00 (4.45m x 1.83m)

**Lounge**  
16.07 x 12'00 (4.88m.2.13m x 3.66m)

**Downstairs WC**  
6'04 x 2'09 (1.93m x 0.84m)

**Kitchen**  
13'10 x 8'01 (4.22m x 2.46m)

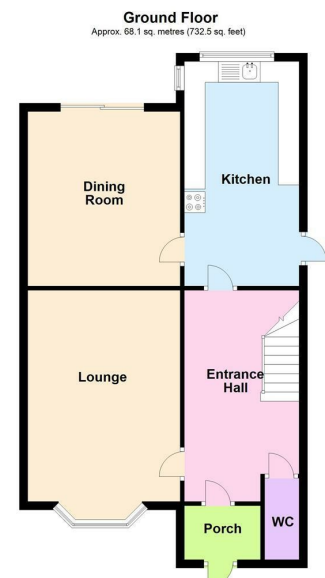
**Dining Room**  
19'09 x 9'09 (6.02m x 2.97m)

**Bedroom One**  
12'00 x 10'08 (3.66m x 3.25m)

**Bedroom two**  
12'06 x 12'00 (3.81m x 3.66m)

**Bedroom Three**  
8'07 x 7'06 (2.62m x 2.29m)

**Family Shower Room**  
6'10 x 5'11 (2.08m x 1.80m)



Total area: approx. 116.6 sq. metres (1255.6 sq. feet)



**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.

13 Kensington Drive, Wigston, LE18 1JS

£310,000

## OVERVIEW

- No onward chain
- Three bedrooms
- Downstairs WC & Family Shower Room
- Separate Dining Room
- Ample driveway
- Near Knighton Park
- Viewings advised
- Council tax band - C
- Freehold property
- EPC Rating D

## LOCATION LOCATION....



## THE INSIDE STORY

*This three bedroom detached property is nestled away in a sought after location near Knighton Park, offering practical family living accommodation and must be viewed to truly appreciate all this home has to offer.*

*Step through the front door into the porch with a door taking you into the entrance hall with doors leading to your downstairs living and stairs rising to the first floor. The lounge is to the front with a bay window allowing plenty of natural daylight to flow in but has a lovely cosy feel with the gas fireplace, a perfect space to relax in at the end of a long day.*

*The modern kitchen is a really good size with an array of wall and base units and work-top surfaces around. Space for a free standing cooker, fridge and has plumbing for a washing machine. There is room to add a breakfast bar which would be perfect for busy family life/informal dining.*

*For the days you want to dine formally there is a separate dining room which is perfect for family meals or entertaining friends, patio doors open out into the rear garden.*

*To the first floor are three bedrooms, two doubles benefitting from fitted wardrobes and a good size single.*

*The shower room has recently been refitted, and has a walk-in shower cubicle, low level WC and a wash hand basin.*

*The rear garden is a generous size mainly laid to lawn, with a lovely patio area perfect for spending time with family or friends in the warmer months of the year. There is also a summerhouse and a shed. Externally to the front is a driveway providing parking for two/three cars and double gates that open out to give access to the rear.*

*Truly lovely home, viewings are highly recommend.*

