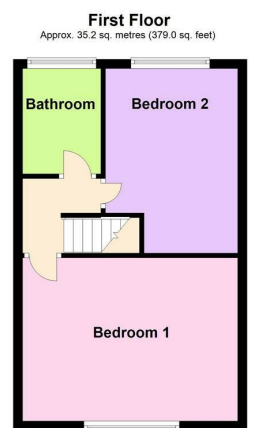
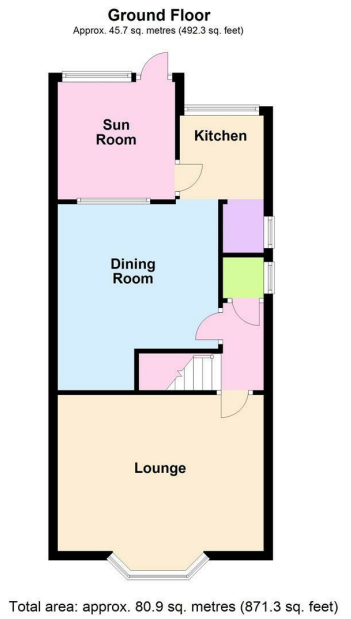


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
12'09 x 14'11 (3.89m x 4.55m)
- Dining Room**
13'03 x 11'09 max (4.04m x 3.58m max)
- Kitchen**
5'11 x 6'01 (1.80m x 1.85m)
- Sun Room**
8'06 x 8'07 (2.59m x 2.62m)
- Landing**
- Bedroom One**
11'07 x 15' (3.53m x 4.57m)
- Bedroom Two**
13'09 x 10'10 (4.19m x 3.30m)
- Bathroom**
7'03 x 5'06 (2.21m x 1.68m)



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.

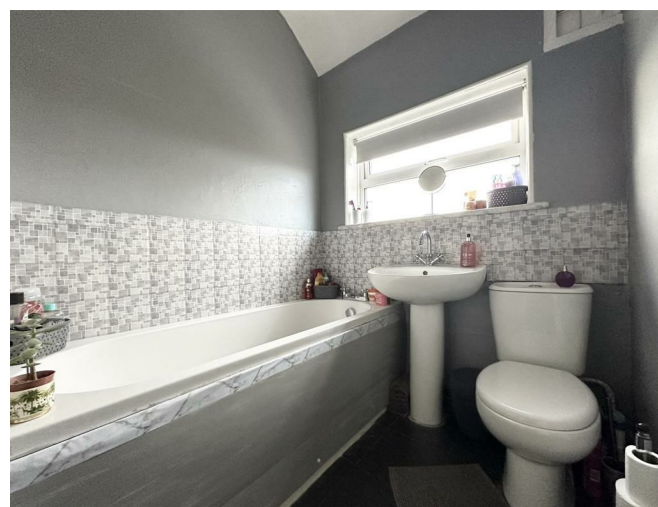
44 Clarkes Road, Wigston, Leicestershire, LE18 2BE
Offers In Excess Of £200,000

OVERVIEW

- Lovely Semi Detached Home
- Sought After Location
- Entrance Hall & Lounge
- Kitchen & Dining Room
- Sun Room
- Two Bedrooms & Family Bathroom
- Front & Rear Garden
- Viewing Advised
- Council Tax Band - B
- EER Rating -D, Freehold

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

This charming semi-detached residence is eagerly awaiting a new family to infuse it with love and character. Nestled in a sought after village location, this property offers a warm and inviting atmosphere that's perfect for creating lasting memories. As you step through the entrance hall, you'll immediately sense the welcoming aura of this home. The lounge is a cosy retreat, featuring ample space for relaxation and family gatherings. Natural light streams in through well-placed windows, creating a bright and airy room. The kitchen is fitted with a range of cabinets and work surface, there is a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. The dining room provides an ideal setting for entertaining friends and loved ones. Adjacent to the kitchen is a delightful sunroom, offering a tranquil spot to enjoy a morning coffee or unwind with a good book. Venturing upstairs, you'll discover two bedrooms that provide comfortable retreats for a restful night's sleep. Each room is a blank canvas, ready for your personal touch to transform it into a space that reflects your unique style and preferences. The bathroom has a white three piece suite comprising low level wc, wash hand basin and bath. The outdoor areas are equally enticing, with both front and rear gardens providing the perfect backdrop for outdoor activities, gardening, or simply enjoying the fresh air. The front garden creates a charming kerb appeal, while the rear garden offers a private sanctuary for barbecues, playtime, or quiet reflection.

