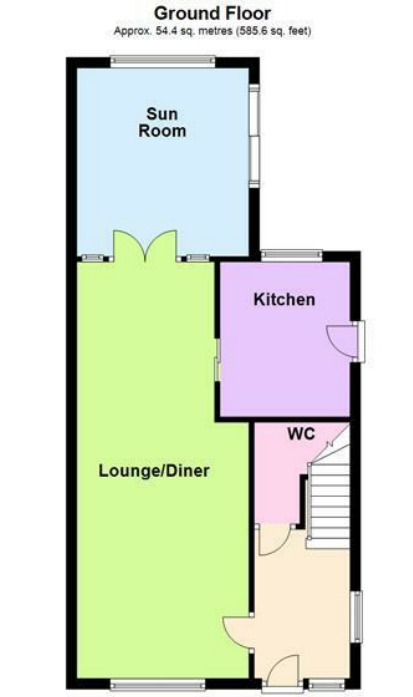
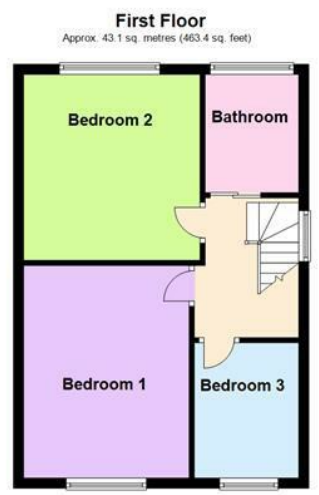


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge Diner**  
26'03 x 10'11 (8.00m x 3.33m)
- Sun Room**  
12' x 10'11 (3.66m x 3.33m)
- Kitchen**  
10'02 x 8'02 (3.10m x 2.49m)
- Downstairs WC**  
5'06 x 6' (1.68m x 1.83m)
- Landing**
- Bedroom One**  
13'06 x 10'01 (4.11m x 3.07m)
- Bedroom Two**  
12' x 11'01 (3.66m x 3.38m)
- Bedroom Three**  
8' x 7'01 (2.44m x 2.16m)
- Family Bathroom**  
7'06 x 5'11 (2.29m x 1.80m)



Total area: approx. 97.5 sq. metres (1049.0 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.

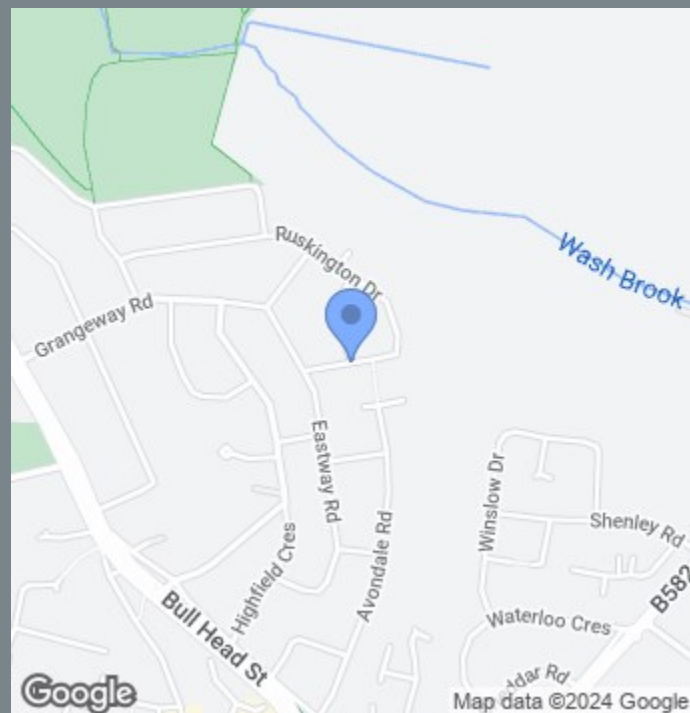
156 Ruskington Drive, Wigston, Leicestershire, LE18 1LY  
**Offers In Excess Of £290,000**

## OVERVIEW

- Detached Family Home
- No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner
- Sun Room & Kitchen
- Three Bedrooms & Bathroom
- Driveway & Larger Than Average Garage
- Enclosed Garden
- EER C, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Wigston Fields located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



## THE INSIDE STORY

Welcome to this charming detached family home situated in a highly regarded area presenting an excellent opportunity for those seeking a residence with character and the potential for modernisation. Upon entering the house, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The lounge diner provides a spacious and versatile living area, ideal for family gatherings or entertaining guests. The sunroom, bathed in natural light, offers a serene space for relaxation, reading, or enjoying the surrounding views of the enclosed rear garden. The kitchen, while functional, invites your creative touch for modernisation and personalisation. This presents an exciting opportunity to design a culinary space that suits your lifestyle and preferences. A downstairs cloakroom adds to the convenience of the main floor. Heading to the upper level, you'll find three well-proportioned bedrooms, each offering a retreat for rest and privacy. The bathroom, though classic, offers potential for modern upgrades to enhance both style and functionality. Externally, the property boasts a driveway and front garden, providing ample parking space and a welcoming entrance. The garage adds practicality for storage or sheltering your vehicle. The enclosed rear garden offers a private outdoor oasis, perfect for enjoying sunny days or entertaining in a more intimate setting. In summary, this detached family home presents a fantastic opportunity to create a personalised and modern living space in a highly sought-after location. With its spacious layout and potential for renovation, this property is ready for its next chapter.

