

FLOOR PLAN

DIMENSIONS

Lounge
12'01 x 12'02 (3.68m x 3.71m)

Dining Room
12'11 x 12'02 (3.94m x 3.71m)

Kitchen
12'01 x 6'03 (3.68m x 1.91m)

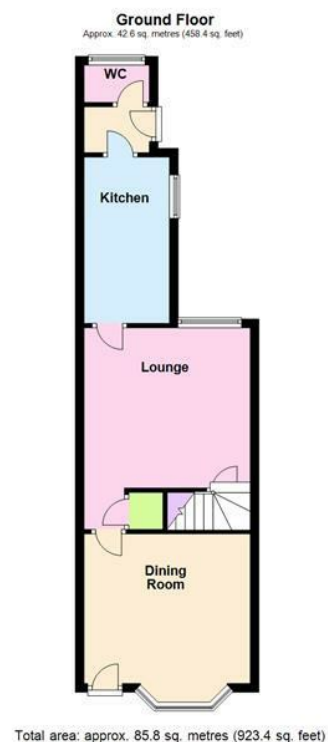
Downstairs Cloakroom
2'03 x 5' (0.69m x 1.52m)

Landing

Bedroom One
11'05 x 14' (3.48m x 4.27m)

Bedroom Two
12' x 11' (3.66m x 3.35m)

Bathroom
12' x 6'05 (3.66m x 1.96m)



Total area: approx. 85.8 sq. metres (923.4 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.

19 Central Avenue, Wigston, Leicestershire, LE18 2AB

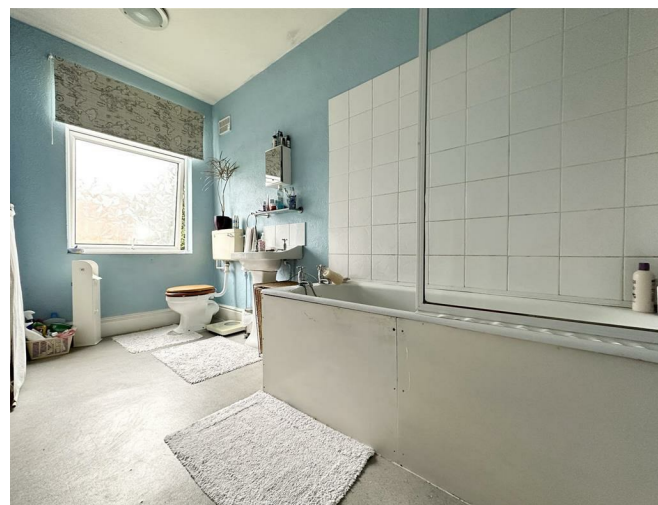
£195,000

OVERVIEW

- Lovely Home In Sought After Location
- Ideal First Time Or Investment Purchase
- Lounge & Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band - B

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

Nestled in a sought-after location, this bay-fronted terraced home offers immense potential for modernisation, making it an ideal opportunity for those seeking to tailor a property to their tastes. The dining room provides an ideal space for entertaining guests or enjoying family meals. With ample room for a dining set, this area offers versatility and functionality. Step into the inviting lounge, where the window floods the room with natural light, creating a warm and welcoming atmosphere. This space serves as the perfect setting for relaxation and gatherings with loved ones. The kitchen awaits transformation into a contemporary culinary haven. With the potential for modern appliances and stylish fittings, this space can be tailored to suit the needs and preferences of the homeowner. Convenience is key with the addition of a downstairs cloakroom, offering practicality and ease for residents and guests alike. Upstairs, discover two well-proportioned bedrooms awaiting personalisation. These rooms offer tranquil retreats for rest and relaxation, each with the potential to be transformed into a cosy haven. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Step outside to the secluded rear garden, where a patio and covered seating area offer an inviting space for outdoor enjoyment and alfresco dining. Surrounded by greenery, this private oasis provides a serene escape from the hustle and bustle of everyday life.

