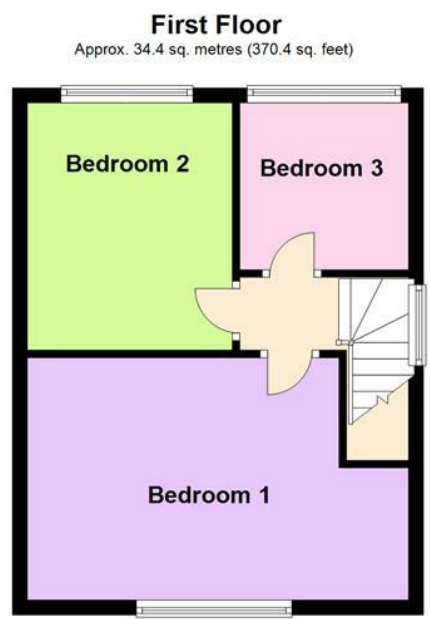


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Living Room**
11'08 x 13' (3.56m x 3.96m)
- Kitchen**
9' x 10'07 (2.74m x 3.23m)
- Outer Lobby**
17'10 x 4'02 (5.44m x 1.27m)
- Bathroom**
9' x 4'11 (2.74m x 1.50m)
- Landing**
- Bedroom One**
10'06 x 16'01 (3.20m x 4.90m)
- Bedroom Two**
10'02 x 8'04 (3.10m x 2.54m)
- Bedroom Three**
7'02 x 7'05 (2.18m x 2.26m)



Total area: approx. 75.4 sq. metres (811.5 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.

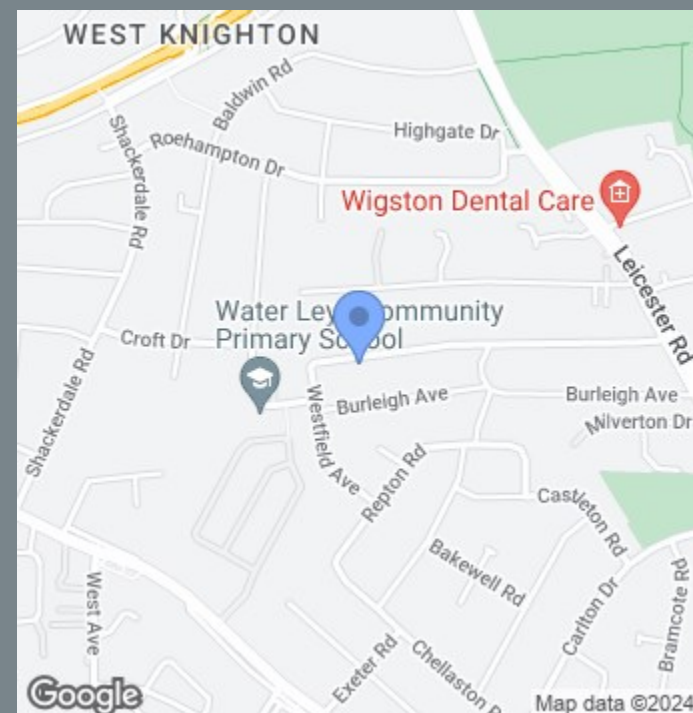
110 Kingston Avenue, Wigston, LE18 1HN
Offers In Excess Of £220,000

OVERVIEW

- Beautiful Semi Detached Home
- No Onward Chain
- Entrance Hall & Living Room
- Fitted Kitchen & Outer Lobby
- Three Bedrooms
- Family Bathroom
- Driveway & Enclosed Garden
- Log Cabin
- EER Rating - D, Freehold
- Council Tax Band - B

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's brand new Wigston Academy Secondary School is also within walking distance 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

Nestled in a highly desirable location, this lovely semi-detached home, boasting a lack of onward chain, presents a wonderful opportunity for those seeking a cosy and convenient living space. As you step through the inviting entrance hall, you are greeted by a warm and welcoming atmosphere that sets the tone for the rest of the house. The living room is a focal point, featuring a fireplace that adds a touch of character and provides a perfect spot for relaxation and gatherings. Moving through to the fitted kitchen, you'll find a functional space that combines modern amenities with practical design, making meal preparation a breeze. The bathroom offers a tranquil retreat, perfect for unwinding after a long day. Additionally, the outer lobby, complete with an electric supply, serves as a versatile area for housing a tumble dryer and freezer, enhancing the home's functionality. Venturing upstairs, the first floor is dedicated to three inviting bedrooms, each offering a peaceful sanctuary for rest and relaxation. Bedrooms one and two benefit from fitted wardrobes. Outside, the property continues to impress with a driveway at the front, ensuring ample parking space for residents and guests alike. The rear of the home reveals an enclosed garden, providing a private outdoor oasis. Here, a charming patio area beckons for al fresco dining and relaxation, while a unique log cabin steals the spotlight. This cabin, complete with a bar, offers a perfect setting for entertaining, creating an inviting space for social gatherings and making lasting memories with loved ones.