

## FLOOR PLAN

### DIMENSIONS

#### Porch

2'03 x 10' (0.69m x 3.05m)

#### Entrance Hall

12'08 x 5'10 (3.86m x 1.78m)

#### Lounge

14'02 x 12'09 (4.32m x 3.89m)

#### Dining Kitchen

9'01 x 19'01 (2.77m x 5.82m)

#### Family Room

10'06 x 7'04 (3.20m x 2.24m)

#### Utility

13'06 x 7'05 (4.11m x 2.26m)

#### Downstairs Cloakroom

4'08 x 3'06 (1.42m x 1.07m)

#### Landing

#### Bedroom One

14'02 x 11'07 (4.32m x 3.53m)

#### Bedroom Two

9'03 x 10'07 (2.82m x 3.23m)

#### Bedroom Three

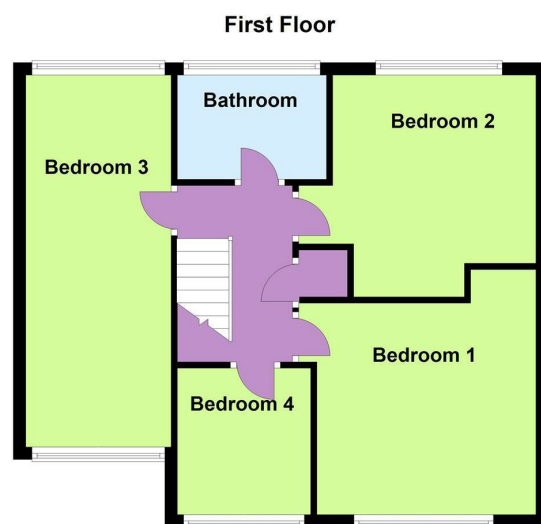
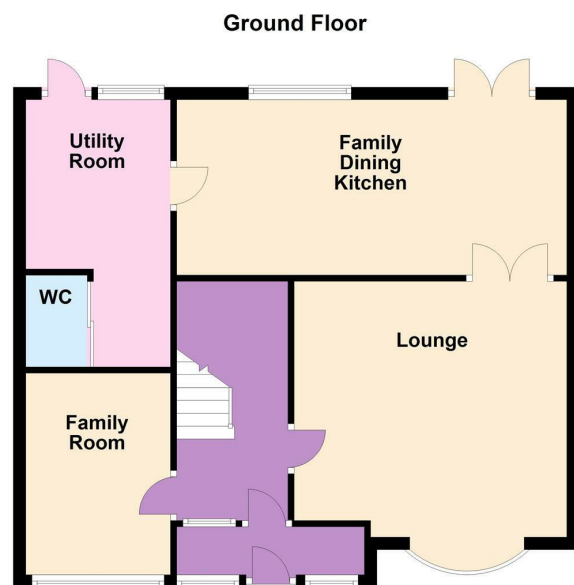
19' x 7'05 (5.79m x 2.26m)

#### Bedroom Four

6'05 x 7'04 (1.96m x 2.24m)

#### Family Bathroom

5'04 x 7'11 (1.63m x 2.41m)



**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/](http://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.

50 Falmouth Drive, Wigston, Leicestershire, LE18 2HJ

Offers In Excess Of £300,000

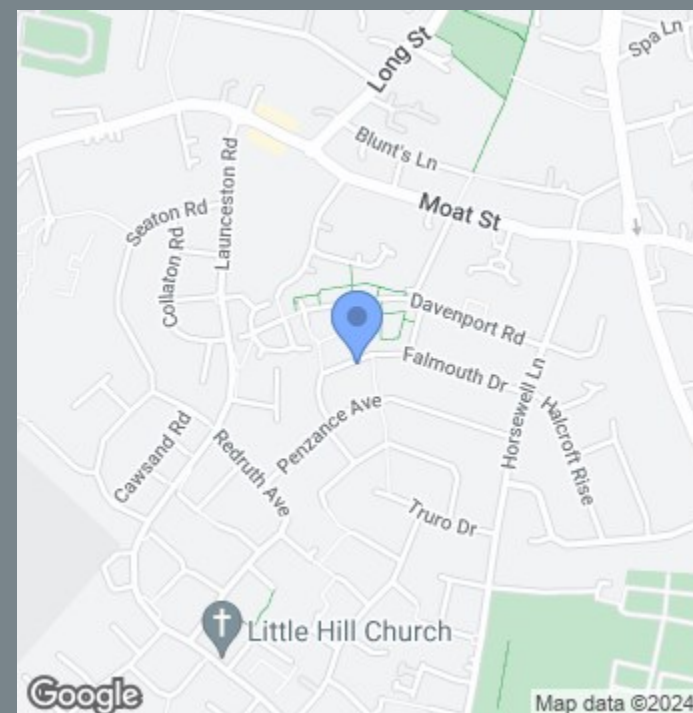


## OVERVIEW

- Lovely Extended Family Home
- Sought After Location
- Porch & Entrance Hall
- Lounge & Family Room
- Dining Kitchen, Utility & Downstairs Cloakroom
- Four Bedrooms & Family Bathroom
- Driveway & Enclosed Garden
- Viewing Essential
- Council Tax Band - C
- EER Rating - C, Freehold

## LOCATION LOCATION....

Little Hill has everything to offer from a range of Convenience stores including a co-op and a Sainsbury's, a petrol station, take away restaurants and beauty salon. Little Hill benefits from two OFSTED excellent primary school for children of 4+ to year 5. Wigston's brand new secondary school Wigston academy is only a few minutes' walk away and during the summer months is accessible through the schools playing fields which are located on the main road running through Little Hill, Horsewell Lane. Little Hill is also Home to one of the area's most popular parks with a new children's play area, tennis courts, bowling green, football pitches and a club house which hosts many events, fetes and play schemes during the year. Buses run on a regular basis 7 days a week through Little Hill giving you a easy commute to the City Centre, Wigston Village and South Wigston where you will find convenience shops, doctors surgeries, vets, dentists, pubs and restaurant's. Surrounding motor ways are also only a short drive away.



## THE INSIDE STORY

This truly lovely, family home, nestled on a lovely road with a view of the church steeple, has been thoughtfully extended to suit busy family life & really must be viewed internally to fully appreciate all it has to offer. Beginning at the porch which has room for coats & shoes & on into the entrance hall where you are greeted with stairs taking you up to the first floor & doors into the downstairs rooms. The lounge is to front aspect & has a feature brick fireplace making this a lovely room for relaxing. The family room is a fabulous added extra & can be utilised to suit your own families needs, be it a 5th bedroom, games room or home office the decision is yours. The heart of this home is the fabulous dining kitchen, a wonderful place for socialising, dining & family time. The kitchen itself is fitted with a range of modern wall & base cabinets, has a sink drainer with pull out mixer tap, a range style cooker & space for a fridge. The utility has plumbing for a washing machine, space for a tumble dryer & fridge freezer. The downstairs cloakroom is fitted with a low level wc & wash hand basin. Taking the stairs to the first floor you will find four very good sized bedrooms with bedrooms one, two & four having fitted wardrobes & bedroom three having dual aspect windows. The family bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin & bath with shower over. Externally to the front is a driveway providing off road parking & to the rear the garden is enclosed & low maintenance with artificial grass & a patio perfect for outside dining through the summer months. Viewing is highly recommended on this home.

