

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
20'11 x 13' max

Dining Room/Home Office
9'09 x 9'06

Downstairs Cloakroom
9'07 x 2'06

Kitchen
9'05 x 11'07

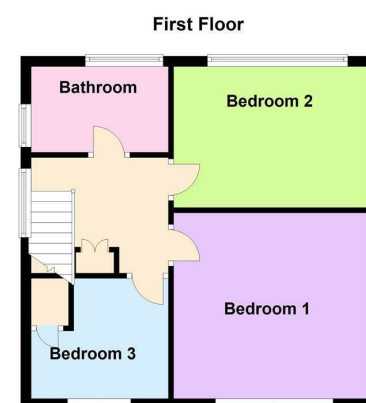
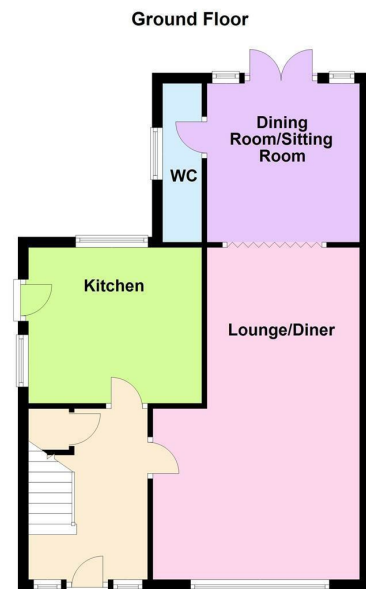
Landing

Bedroom One
11'08 x 12'

Bedroom Two
8'11 x 12'

Bedroom Three
8'09 x 8'09 max

Bathroom



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.

41 Blakesley Road, Wigston, LE18 3WD

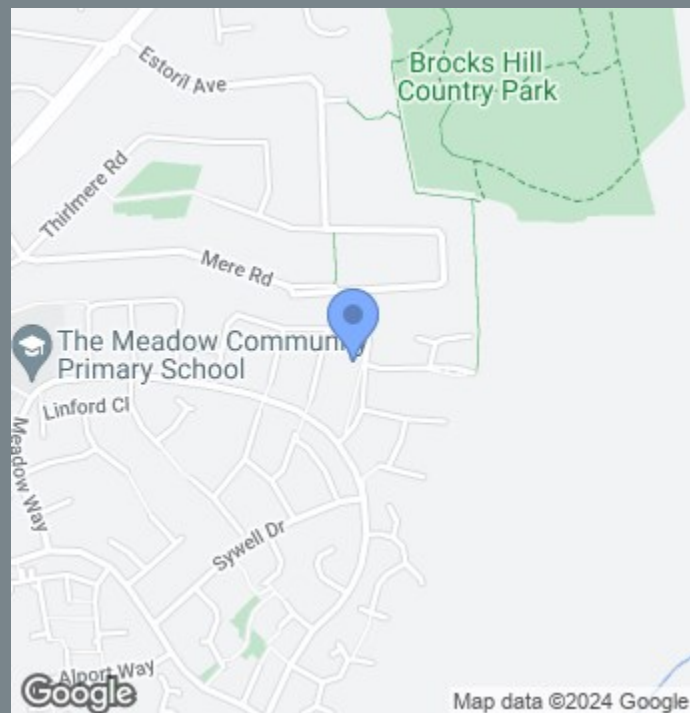
Offers In Excess Of £290,000

OVERVIEW

- Beautiful Family Home
- Popular Location & No Onward Chain
- Entrance Hall & Lounge Diner
- Newly Fitted Breakfast Kitchen
- Home Office/Siting Room & D/S Cloakroom
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Landscaped Garden
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Wigston Meadows is nestled in between the Village of Wigston and the beautiful country roads giving out some spectacular views onto surrounding fields and woodland. Wigston Meadows has everything you need from a beauty salon, local news agents, pubs and superb Indian restaurant & Meadows Primary School. There is also a children's playground only a few minutes' walk away from the school. The beautiful countryside village of Wistow is only a short walk across the fields and through the country lanes or a short car journey away and is popular for many all year round with its cute and cosy café, farm park and gardening centre and in the summer months attracts many to its corn field maze and stunning rivers perfect for taking the little ones to feed the ducks. Buses run through the Meadows on a regular basis and is only a short drive to Leicester City Centre



THE INSIDE STORY

Offered for sale with the added convenience of no onward chain, this enchanting semi-detached home is situated in a lovely area, showcasing a harmonious balance of comfort and sophistication. Step through the welcoming entrance hall, where the essence of this charming abode begins to unfold, inviting you to explore its delightful features. The lounge diner, a spacious and versatile living area, serves as the heart of the home, providing an ideal space for relaxation and hosting gatherings. Adjacent to this inviting space is a home office or sitting room, featuring French doors that seamlessly connect the indoor living space with the serene outdoor garden, creating a seamless indoor-outdoor flow. The newly fitted kitchen is a culinary enthusiast's dream, boasting elegant shaker style units and a convenient breakfast bar for casual dining and socialising. This modern space exudes both functionality and style, catering to the needs of contemporary living. Venture upstairs to discover three inviting bedrooms, each offering a tranquil sanctuary for unwinding after a long day. The bathroom, designed with modern fixtures and a soothing ambiance, provides a luxurious retreat for daily self-care rituals. Outside, the property continues to impress with a driveway and garage, ensuring ample parking and storage solutions. The enclosed landscaped garden is a private haven, thoughtfully designed for outdoor enjoyment, with a decked seating area that beckons for relaxing evenings under the open sky.

