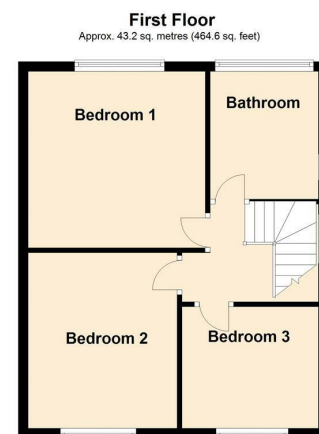
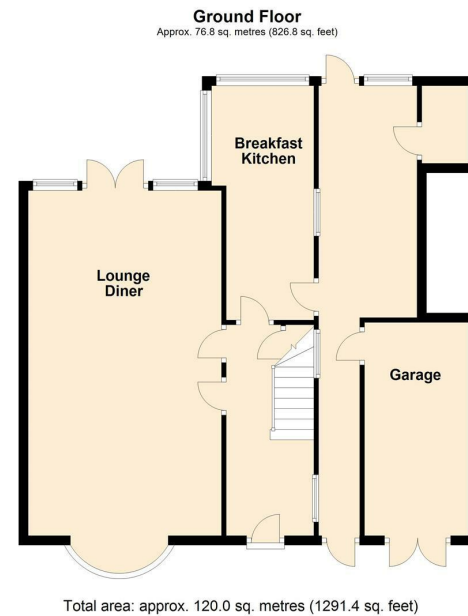


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
14'07 x 6' (4.45m x 1.83m)
- Lounge Diner**
25'03 x 13'02 (7.70m x 4.01m)
- Breakfast Kitchen**
16'03 x 6'10 max (4.95m x 2.08m max)
- Landing**
- Bedroom One**
11'06 x 11'11 (3.51m x 3.63m)
- Bedroom Two**
11'06 x 10'04 (3.51m x 3.15m)
- Bedroom Three**
8' x 9'01 (2.44m x 2.77m)
- Family Bathroom**
8'05 x 7'04 (2.57m x 2.24m)
- Garage**
15'06 x 7'07 (4.72m x 2.31m)



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.

1 Baldwin Road, West Knighton, Leicestershire, LE2 6HB

£310,000

OVERVIEW

- Beautiful Semi Detached Family Home
- Very Sought After Location
- Entrance Hall & Lounge Diner
- Breakfast Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Garden
- Tenure - Freehold
- EER Rating - D
- Council Tax Band - C

LOCATION LOCATION....

West Knighton is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenience Stores and Takeaways. Overdale Infant and Junior School, catering for children 4+ to year 6, is just a short walk away, and Overdale Pre-School is easily accessible for the younger children. Other schools in close proximity to the area are Lancaster and Sir Johnathan North, and there is also easy access to the schools in Oadby. Knighton Park is one of the largest and most popular parks in the city, and is situated just at the end of the road with plenty for all ages to enjoy from tennis courts, football pitches, two children's play areas, a nature reserve and also hosts many play schemes, fun days and events during the School holidays. With Welford Road running through West Knighton, 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 sought after location, this charming bay fronted house offers a delightful living experience. From the moment you step into the welcoming entrance hall, you'll be captivated by the character & warmth this home exudes. The spacious lounge diner is the heart of the home, offering a versatile space for both relaxation & entertaining. The bay window allows ample natural light to flood the room, creating a bright & inviting atmosphere. The dining area has room for a table & chairs for family meals & French doors open up into the garden. The well appointed breakfast kitchen is a chef's delight, complete with modern wall & base cabinets & ample counter space. It's the perfect spot to enjoy your morning coffee while taking in views of the expansive garden. Upstairs, you'll find three comfortably sized bedrooms, each offering a tranquil retreat for the family. Bedrooms one & two benefit from inbuilt cupboards. The family bathroom is well equipped with a white three piece suite comprising of low level wc, wash hand basin & bath with shower over. One of the standout features of this property is the larger than average manicured garden. The beautifully landscaped outdoor space provides a private oasis for relaxation, gardening, or outdoor gatherings. A covered outdoor area allows for year round enjoyment, come rain or shine. To the front is a driveway providing off road parking which leads to the garage, having barn style doors, power & lighting. This sought after location offers a peaceful residential setting while being conveniently close to local amenities, schools & transportation links. If you're searching for a home that combines classic charm with modern comfort & boasts an exceptional garden space, this charming bay fronted semi is a must see. Don't miss the opportunity to make this delightful house your forever home. Contact us today to arrange a viewing and experience the charm for yourself.

