

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

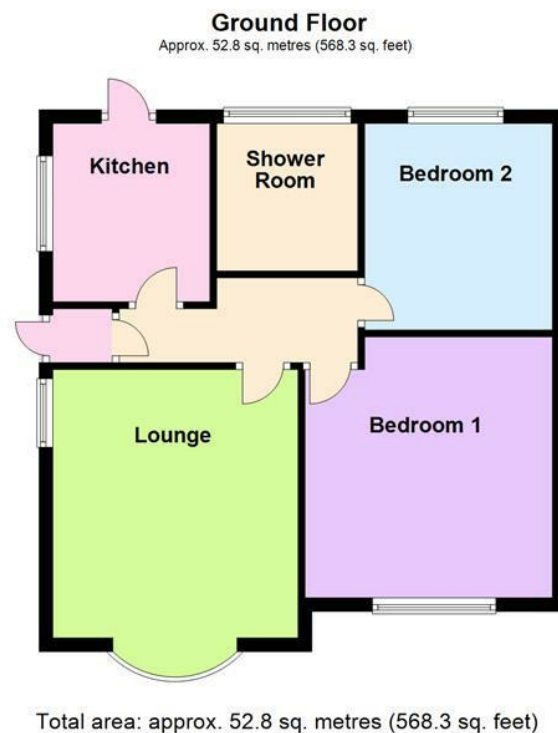
Lounge Diner
12'9 x 11;6 (3.89m x 3.35m;1.83m)

Kitchen
9'5 x 7'5 (2.87m x 2.26m)

Bedroom One
12'1 x 11' (3.68m x 3.35m)

Bedroom Two
10' x 8'11 (3.05m x 2.72m)

Shower Room
7'1 x 6'2 (2.16m x 1.88m)



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.

3 Durham Drive, Wigston, LE18 4XN

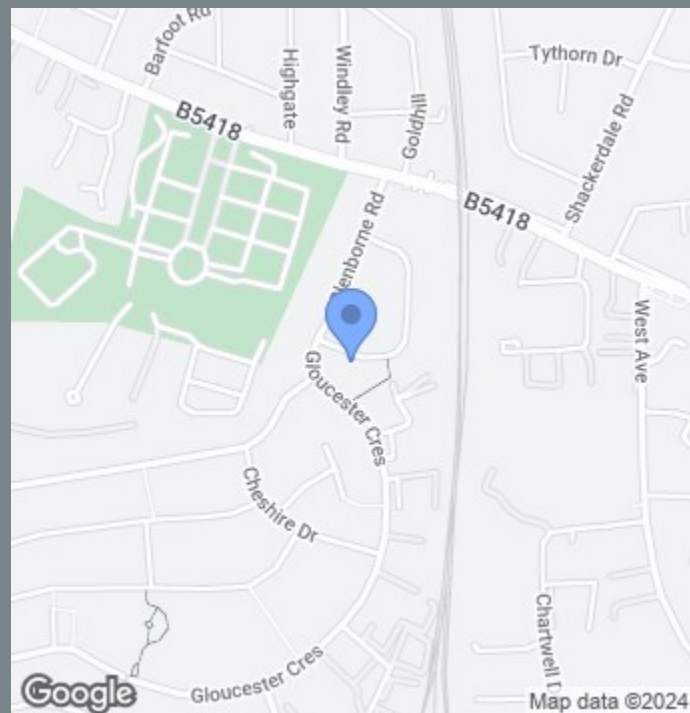
£260,000

OVERVIEW

- Beautifully Renovated Bungalow
- Popular Location & No Onward Chain
- Entrance Hall & Newly Fitted Kitchen
- Lounge Diner With Dual Aspect Windows
- Two Bedrooms & Shower Room
- Newly Block paved Drive & Landscaped Garden
- New Boiler With 5 Years Warranty
- Fully certified electrical rewire
- EER Rating - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

The beautiful location of Fairfield is tucked away just behind South Wigston. This little estate has everything to offer from an excellent primary school, a Sainsbury's local, pubs, a gym, convenience stores, children park and playing field. Fairfield is also home to the Aylestone Park Football Club which hosts many family fun days throughout the year. Fairfield also benefits from having an entrance to South Wigston Train Station which runs through Narborough Station and Leicester Station. There are plenty of primary schools, Secondary schools and Colleges just a short walk away in the neighbouring towns of South Wigston and Aylestone. Access to surrounding motorways, Fosse Park and the City Centre are only a short drive away.



THE INSIDE STORY

Welcome to this beautifully renovated bungalow, a hidden gem situated in a popular and sought-after location. With the added advantage of no onward chain, this property presents an ideal opportunity for those looking to move swiftly into their dream home. An early viewing is highly recommended to fully appreciate the transformation that has taken place. As you step inside, the porch provides a welcoming entry, leading you into the spacious entrance hall. The newly decorated interior and new flooring throughout create a fresh and modern feel, setting the tone for the rest of the bungalow. The lounge diner is a generous and inviting space, flooded with natural light from the bay window to the front and a window to the side. It's a versatile area that's perfect for both relaxation and entertaining. The modern kitchen is a highlight of the home, featuring navy shaker-style units that add a touch of elegance and sophistication. It's a space that's both stylish and functional, designed to cater to the needs of modern living and having room for a table and chairs for informal dining. The two bedrooms offer comfortable and peaceful retreats, each with its own unique charm and a sense of tranquility. The beautiful shower room is a sanctuary of relaxation, with modern fixtures and fittings that provide a luxurious start to your day. Outside, the new block-paved driveway to the front offers convenient off-street parking, while the landscaped garden to the rear provides a private outdoor space that's perfect for enjoying the fresh air and sunshine. There is a new boiler with 5 year warranty and a fully certified electrical rewire

