

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge
16'11 x 11'3 (5.16m x 3.43m)

Dining Room
9'4 x 8'10 (2.84m x 2.69m)

Kitchen
10'09 x 8'2 (3.28m x 2.49m)

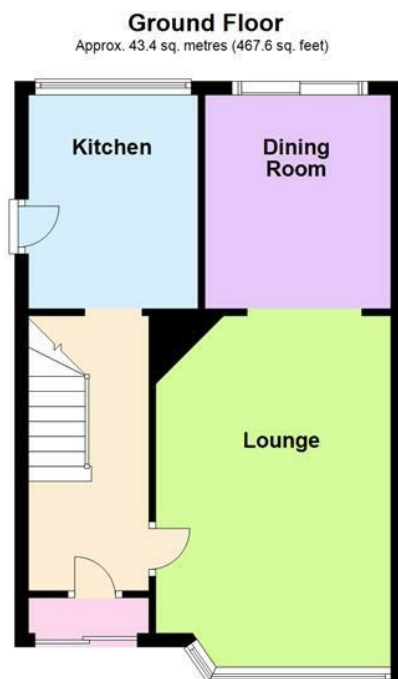
Landing

Bedroom One
14'2 x 10'01 (4.32m x 3.07m)

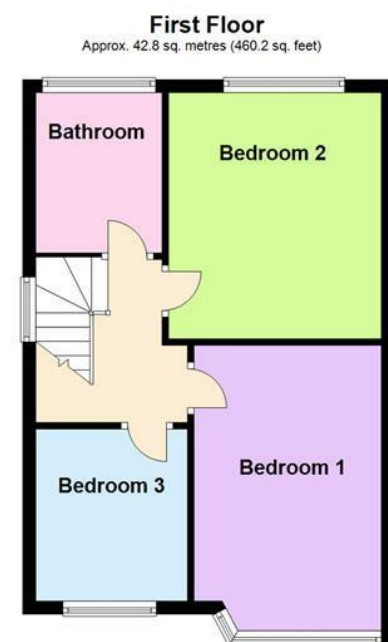
Bedroom Two
12'4 x 9'4 (3.76m x 2.84m)

Bedroom Three
7'1 x 8'2 (2.16m x 2.49m)

Family Bathroom
7'9 x 6'0 (2.36m x 1.83m)



Total area: approx. 86.2 sq. metres (927.8 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.

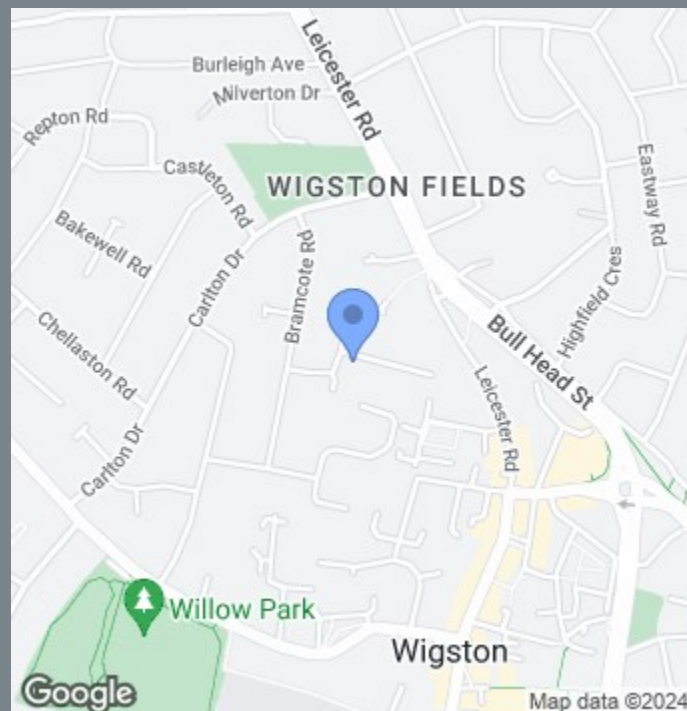
1 Farleigh Avenue, Wigston, LE18 1DN
Offers In Excess Of £230,000

OVERVIEW

- Family Home On Corner Plot
- Great Location & Chain Free
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Situated on Farleigh Avenue in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

Welcome to this charming semi-detached family home, situated on a corner plot in a popular and sought-after location. Presented to the market with the added convenience of no onward chain, this property is a blank canvas, just waiting for a new family to move in and make it their own. As you approach, the porch provides a sheltered entry, leading you into the welcoming entrance hall that sets the tone for this inviting home. The lounge is a cosy and inviting space, with a bay window that floods the room with natural light and offers a pleasant outlook. It's a space that's perfect for relaxation and family gatherings. The dining area is adjacent to the lounge, creating a practical layout for everyday living and entertaining. Patio doors open out to the garden, bringing the outside in and providing a seamless transition between indoor and outdoor spaces. The kitchen is in need of modernisation, offering a blank canvas for those looking to create a space that reflects their personal style and culinary needs. It's an opportunity to design a kitchen that truly serves the heart of the home. Upstairs, the landing leads to three comfortable bedrooms, each offering a peaceful retreat. The family bathroom completes the upstairs accommodation, providing a practical space for the family. Outside, the front garden and driveway offer convenient off-street parking, leading to the detached garage that provides additional storage or secure parking for a vehicle. The rear garden is a private and peaceful space, with a patio area that's perfect for al fresco dining and relaxation.

