

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
12' x 11'08 (3.66m x 3.56m)

Living Room
20'08 x 10'08 (6.30m x 3.25m)

Kitchen
16'10 x 8'01 (5.13m x 2.46m)

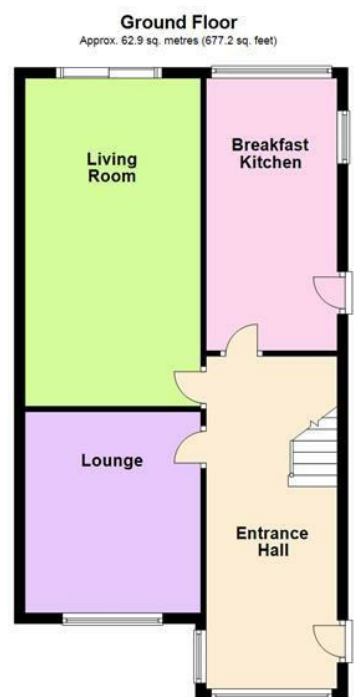
Landing

Bedroom One
12' x 13' (3.66m x 3.96m)

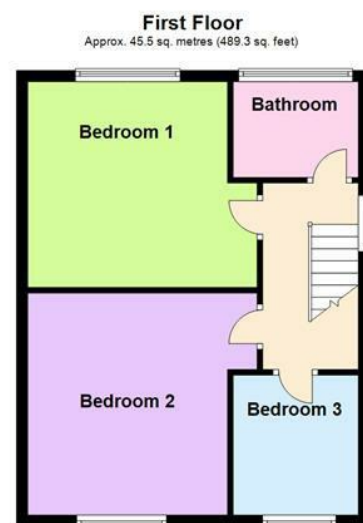
Bedroom Two
12'01 x 10'11 (3.68m x 3.33m)

Bedroom Three
8'03 x 7'04 (2.51m x 2.24m)

Bathroom
5'05 x 7'04 (1.65m x 2.24m)



Total area: approx. 108.4 sq. metres (1166.5 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.

56 Dorset Avenue, Wigston, LE18 4WD

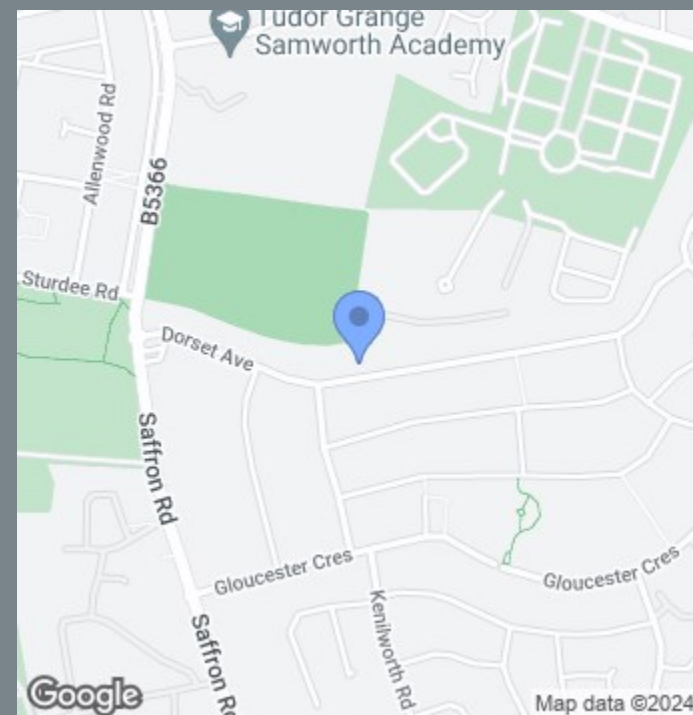
£300,000

OVERVIEW

- Stunning Family Home
- Great Location
- Entrance Hall & Lounge
- Living Room & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Enclosed Garden
- EER Rating - D, Freehold
- Council Tax Band - C

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 exquisite extended family home, nestled in one of the most sought-after locations. As you step through the welcoming entrance hall, you are greeted by the warmth and spaciousness that this property has to offer. To your left, a comfortable lounge invites you to relax and unwind, perfect for cosy evenings by the fireplace or enjoying quality family time. Venture further into the heart of the home, where the living room offers a versatile space that seamlessly accommodates both a dining area and a seating area. Here, you can host dinner parties or enjoy casual meals with the family, all while looking out through the patio doors to the beautiful rear garden. The garden is a true oasis, featuring a well-sized patio ideal for outdoor dining and entertaining. The modern fitted kitchen is a chef's delight, boasting sleek design and a breakfast bar that's perfect for informal dining or quick meals on the go. The kitchen is equipped with all the modern conveniences, making it a functional and stylish hub for the home. Ascend the stairs to the landing, where three generously proportioned bedrooms await, each offering plenty of space and natural light. The family bathroom serves the bedrooms with elegance, featuring modern fixtures and fittings. Outside, the property continues to impress with a driveway providing off-street parking, a carport, and a detached garage – offering secure parking and additional storage space. This beautiful family home is a true gem, combining modern living with a serene and spacious environment. It's the perfect place to create lasting memories and enjoy the comforts of a well-designed and extended living space. Don't miss out on the opportunity to make this house your forever home.

