13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 11'06 x 13'10 (3.51m x 4.22m)

Dining Room 7' x 9'11 (2.13m x 3.02m)

Kitchen 9' x 12'07 (2.74m x 3.84m)

Landing

Bedroom One 9'11 x 12' (3.02m x 3.66m)

Bedroom Two 8'11 x 12' (2.72m x 3.66m)

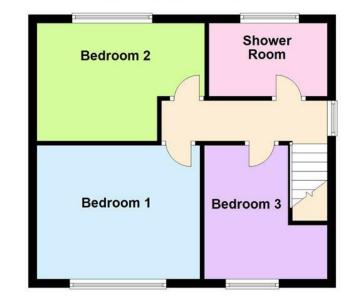
Bedroom Three 9'10 x 9'09 (3.00m x 2.97m)

Shower Room 5'05 x 9'06 (1.65m x 2.90m)



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

First Floor Approx. 41.4 sq. metres (445.9 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, LEIS INR 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 self? 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 hom

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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 n 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 cu 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.

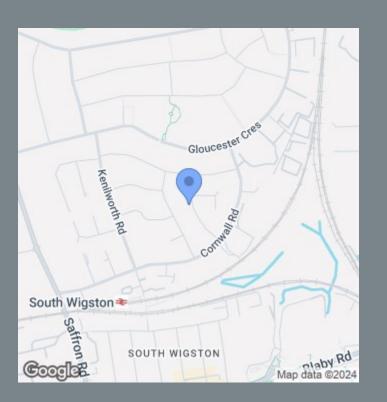
24 Stafford Drive, Wigston, Leicester, LE18 4YA £250,000

OVERVIEW

- Lovely Family Home With No Onward Chain
- Sought After Location
- Entrance Hall & Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Shower Room
- Driveway & Garage
- Enclosed Good Sized Garden
- EER Rating C, 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

This charming semi-detached home presents an ideal opportunity for those seeking a comfortable and convenient living space. Situated in a highly desirable location, the property boasts easy access to local amenities, schools, and transportation links, making it perfect for families and commuters alike. As you step inside, the entrance hall welcomes you with a warm and inviting atmosphere, leading you to the heart of the home. The spacious lounge, adorned with a large window that floods the room with natural light, offers a cosy retreat for relaxation and entertainment. Adjacent to the lounge, the dining room provides ample space for family meals and gatherings, with the added convenience of patio doors that open out to the enclosed garden, perfect for al fresco dining and outdoor activities. The kitchen is well-equipped and designed to cater to the needs of any home cook, with ample storage and worktop space. Upstairs, the landing leads to three generously sized bedrooms, each offering a peaceful sanctuary for restful nights. The shower room completes the upstairs accommodation, providing a functional space for the family. Outside, the property benefits from a driveway and carport, offering parking and additional storage. The enclosed garden is a true highlight, offering a private and tranquil outdoor space for relaxation and play.

