# nestegg properties

## FLOOR PLAN

## **DIMENSIONS**

**Porch** 1'09 x 5'11 (0.53m x 1.80m)

**Entrance Hall** 9'03 x 5'11 (2.82m x 1.80m)

**Lounge Diner** 19'11 x 12'07 (6.07m x 3.84m)

**Sitting Room** 8'6 x 9'11 (2.59m x 3.02m)

**Dining Kitchen** 18' x 8'06 (5.49m x 2.59m)

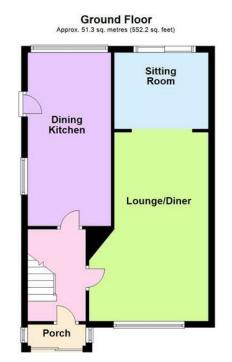
Landing

**Bedroom One** 13'01 x 10'01 (3.99m x 3.07m)

**Bedroom Two** 6'08 x 11'09 (2.03m x 3.58m)

**Bedroom Three** 10' x 8'07 (3.05m x 2.62m)

**Shower Room** 6'07 x 6'02 (2.01m x 1.88m)



Total area: approx. 88.4 sq. metres (951.3 sq. feet)





IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

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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 CAFFER PROCEDITIES It you are obtaining a mortague on this property, one of our gualified mortague consultants will contact you to gualify the offer on behalf of our vendors

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 asked to produce in a constant of the constant of

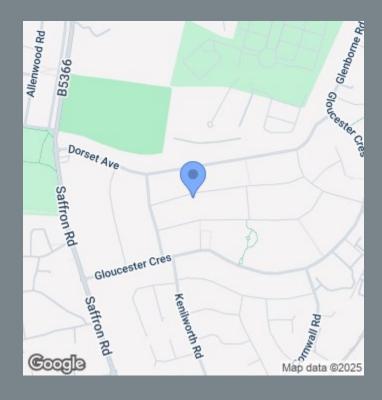
be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be rel
on. The fixtures, fittings, appliances 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.

#### **OVERVIEW**

- Extended Family Home On Great Sized Plot
- · Lovely Location & No Onward Chain
- · Entrance Hall & Dining Kitchen
- · Lounge Diner & Sitting Room
- · Three Bedrooms & Shower Room
- · Driveway & Garage
- · Lovely Rear Garden
- · Viewing Is A Must
- · EER Rating C, 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

This charming extended family home is situated on a larger-than-average plot and offers the added benefit of no onward chain, making it an ideal choice for those seeking space, comfort, and convenience. The property features a welcoming porch that leads into a spacious entrance hall, providing easy access to all the main living areas. The lounge diner is a generous space with a feature fireplace and a window to the front, perfect for family gatherings and entertaining. Adjacent to this is a sitting room, which boasts patio doors that open out to the garden, allowing you to enjoy the outdoors from the comfort of your home. The dining kitchen is bright and airy, with dual aspect windows that let in plenty of natural light, making it a delightful space for cooking and dining. Upstairs, the landing connects three bedrooms, including a master bedroom with fitted wardrobes. The family shower room is conveniently located for easy access. Outside, the property offers a driveway and a detached garage, providing ample parking and storage space. The rear garden is a private and well-maintained area with a patio, perfect for outdoor dining and relaxation. This home is designed to cater to the needs of a growing family, offering both indoor and outdoor spaces that are both functional and inviting. With no onward chain, you can move in with ease and start enjoying this wonderful property right away.







