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

# nestegg

# **FLOOR PLAN**

# DIMENSIONS

Porch

Lounge Diner 15'07 x 14'06 (4.75m x 4.42m)

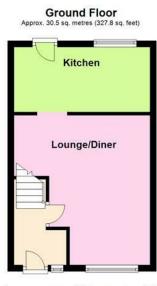
Kitchen 6'09 x 14'03 (2.06m x 4.34m)

Landing

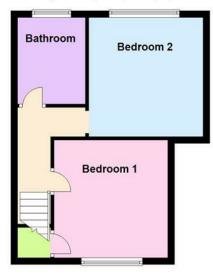
Bedroom One 11'01 x 11'02 (3.38m x 3.40m)

Bedroom Two 11'05 x 11'01 (3.48m x 3.38m)

Bathroom 8'03 x 6'09 (2.51m x 2.06m)



Total area: approx. 66.7 sq. metres (718.3 sq. feet) First Floor Approx. 36.3 sq. metres (390.5 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, LEI8 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 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 hom

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

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 re 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.

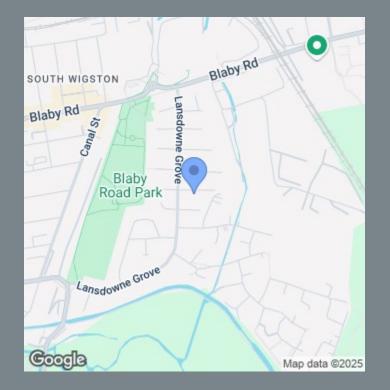
# 5 Tansley Avenue, Wigston, LE18 4ND £165,000

### **OVERVIEW**

- Ideal First Time Or Investment Buy
- No Onward Chain
- Popular Location
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Garden
- Viewing Is Essential
- EER D, Freehold, Tax Band -

# LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs , nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its bowling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away.











# THE INSIDE STORY

This charming property presents an ideal opportunity for first-time buyers or savvy investors looking to make a smart purchase. Situated in a lovely location, the house boasts no onward chain, making the buying process smooth and hassle-free. Upon entering, you are greeted by a welcoming entrance porch that sets the tone for the character found throughout the home. The spacious lounge diner is a highlight, featuring a window to the front that floods the room with natural light. This versatile space offers ample room for a dining table and chairs, perfect for entertaining guests, as well as a cosy area for relaxing. Adjacent to this is a fitted kitchen, ideal for those who enjoy cooking or hosting gatherings. Upstairs, a well-appointed landing leads to two generously sized double bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located, offering comfort and functionality. Externally, the property benefits from a driveway and a garden, adding to its appeal and providing potential for outdoor enjoyment. While the house is in need of some tender loving care, it offers a fantastic canvas for personalisation and improvement.



