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

# nestegg properties

# FLOOR PLAN

### **DIMENSIONS**

Entrance Hall

**Living Room** 11'00 x 10'03 (3.35m x 3.12m)

**Open Plan Kitchen Diner** 11'04 x 14'03 (3.45m x 4.34m)

Downstairs WC

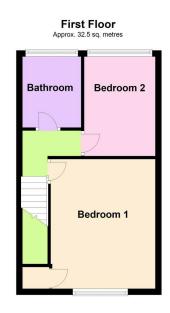
**Bedroom One** 11'02 x 11'09 (3.40m x 3.58m)

**Bedroom Two** 10'00 x 8'11 (3.05m x 2.72m)

Family Bathroom



Total area: approx. 62.3 sq. metres





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, Generategy-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?

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OFFER PROCEDURE I; 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.

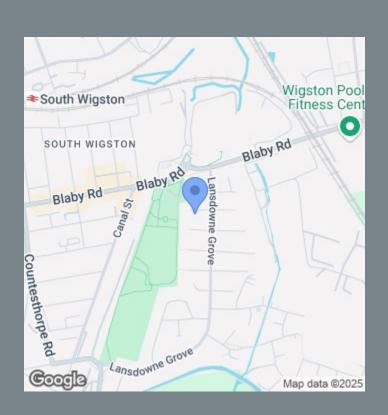
MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there

1 Chatsworth Avenue, South Wigston, LE18 4LF £190,000

#### **OVERVIEW**

- · Two Double Bedrooms
- · Family Bathroom
- Downstairs WC
- · Large Kitchen Diner
- · Driveway For Two Cars
- · Great First Time Buy
- · Viewings Advised
- EPC Rating D
- · Council Tax Band A
- Freehold Property

## LOCATION LOCATION....











# THE INSIDE STORY

Step into this beautifully presented two-bedroom end-terrace home, designed for modern living and comfort. The inviting lounge features a cosy log burner, creating a warm and welcoming atmosphere. The contemporary open-plan kitchen diner provides ample space for a family dining table, making it the perfect spot for entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two spacious double bedrooms, with the main bedroom benefiting from a fitted cupboard for extra storage. The stylish family bathroom adds a touch of elegance to the home.

Outside, the property boasts a secure rear garden, ideal for relaxing or hosting gatherings, along with off-road parking for two vehicles. Conveniently located close to local amenities, schools, and transport links, this home is perfect for first-time buyers, small families, or investors.

Don't miss out on this fantastic opportunity—arrange a viewing today!







