

76 Leicester Road, Wigston, Leicester, LE18 1DR  
Telephone: 01162 811 300 • Email: wigston@nestestateagents.co.uk  
www.nestestateagents.co.uk



FLOOR PLAN

DIMENSIONS

Porch

Hallway

Living Room  
23'9x12'9 (7.24mx3.89m)

Kitchen/Diner  
17'8x11'9 (5.38mx3.58m)

Family Room  
10x9'9 (3.05mx2.97m)

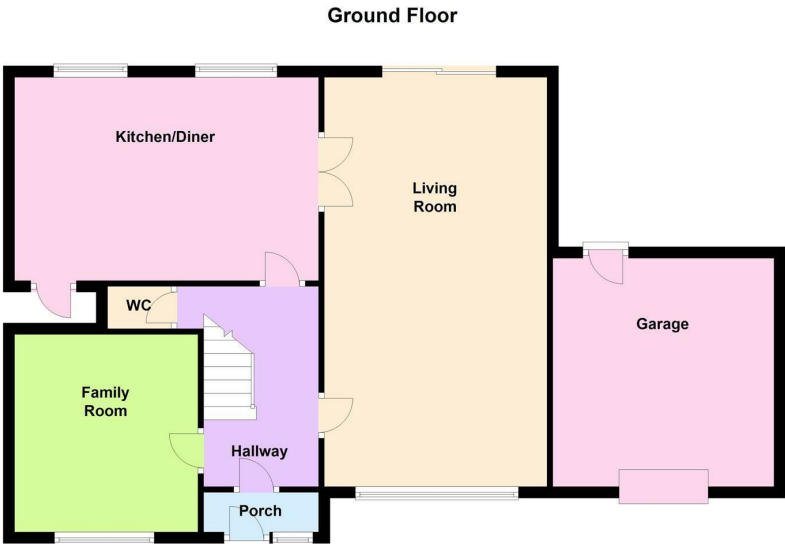
WC

Bedroom One  
14'3x10'18 (4.34mx3.05m)

Bedroom Two  
11'6x10'3 (3.51mx3.12m)

Bedroom Three  
8'4x8 (2.54mx2.44m)

Bathroom  
8'9x5'7 (2.67mx1.70m)



**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 76 Leicester Road, Wigston, Leicester, LE18 1DR  
Telephone: 01162 811 300 • Email: wigston@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.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 277 2277 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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

5 Sherborne Avenue, Wigston, Leicestershire, LE18 2GP  
£320,000

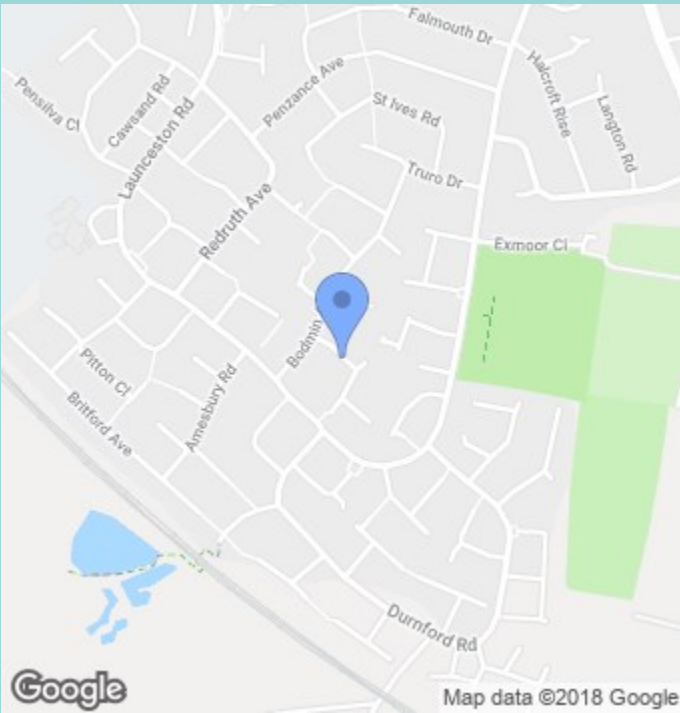


# OVERVIEW

- Detached Family Home
- Renovated Throughout To A High Standard
- Living Room & Separate Family Room
- Modern Kitchen/Diner
- Downstairs WC
- Three Bedrooms All With Storage
- Bathroom With Three Piece Suite
- Garden With Lawn & Patio Area
- Double Garage & Off Road Parking
- Cul-De-Sac Location

# LOCATION LOCATION....

Little Hill has everything to offer from a range of Convenience stores including a co-op and a Sainsbury's , a petrol station, take away restaurants and beauty salon. Little Hill benefits from two OFSTED excellent primary school for children of 4+ to year 5. Wigston's brand new secondary school Wigston academy is only a few minutes' walk away and during the summer months is accessible through the schools playing fields which are located on the main road running through Little Hill, Horsewell Lane. Little Hill is also Home to one of the area's most popular parks with a new children's play area , tennis courts , bowling green , football pitches and a club house which hosts many events , fetes and play schemes during the year. Buses run on a regular basis 7 days a week through Little Hill giving you a easy commute to the City Centre, Wigston Village and South Wigston where you will find convenience shops, doctors surgeries, vets , dentists , pubs and restaurant's. Surrounding motor ways are also only a short drive away.



# THE INSIDE STORY

*Prepare to be wowed by this renovated family home in a popular cul-de-sac on the Little Hill estate. This home really must be viewed to appreciate the care and attention the current owner has used to make this an outstanding home. Having new carpets throughout and kitchen finished to a high standard, this property should not be missed. Through the porch and into the entrance hall you are greeted with stairs rising to the first floor and doors leading to downstairs accommodation . The lounge is spacious, tastefully decorated with sliding doors giving views out onto the garden. The family room is the perfect hide away for the teenagers in the family or a playroom for the younger children .The kitchen having an array of modern wall and base units, sink drainer with mixer tap, gas oven and hob with extractor over, plumbing for a dishwasher/washing machine and space for a fridge freezer. The kitchen also has a breakfast bar and space for a dining table, perfect for entertaining family and friends.*

*To the first floor are three bedrooms and the family bathroom. All three bedrooms benefit from built in storage. The family bathroom is fitted with a modern white three piece suite comprising of low level wc, wash hand basin and bath with electric shower over. Externally to the rear is a good size enclosed garden, mainly laid to lawn with a patio area perfect for outside entertaining in warmer months. To the front is a driveway providing off road parking and a double garage with up and over door. Viewing is essential to appreciate the level of detail this property has to offer .Call your local Wigston office on 0116 281 1300 to book your early viewing  
EPC Rating-E*

