

Room Sizes

Storm Porch

Hallway

Living Room

14'5" x 11'02"

Fitted Dining Kitchen

17'3" x 10'8" max

Garden Room

17'3" x 7'6"

Downstairs WC

4'9" x 2'4"

Utility

7'6" x 6'6"

First Floor Landing

Bedroom One

11'15" x 10'6"

Bedroom Two

12'4" x 11'11" max

Bedroom Three

7'9" x 6'4"

Family Bathroom

7'4" x 5'8"

Garage

20'1" x 8'2"



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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.

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 relied 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Castleton Road, Wigston LE18 1FP

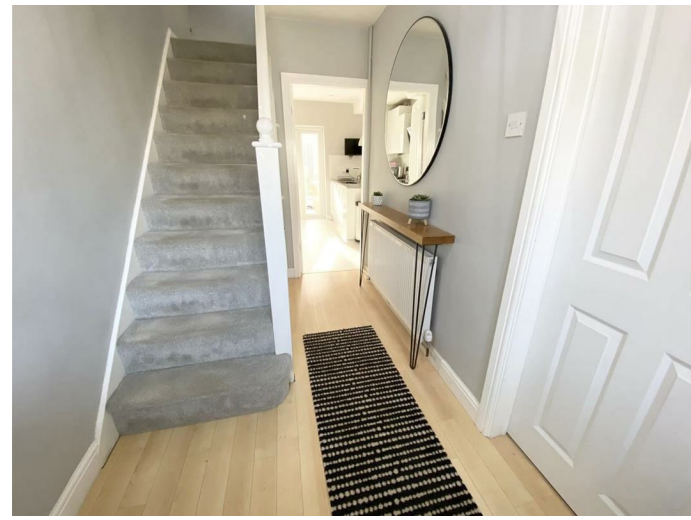
Offers Over £349,950

The Story Begins

- Stunning Executive Extended Detached Family Home
- Immaculately Presented & Tasteful Decor Throughout
- Storm Porch & Hallway
- Beautiful Living Room With Log Burner
- Modern Fitted Dining Kitchen
- Garden Room, Downstairs WC & Utility Room
- Three Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking & Garage
- South Facing Rear Garden
- EPC Rating - D, Council Tax Band - C & Freehold

Location Is Everything

Wigston Fields located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston's brand new Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



Inside Story

Welcome to this stunning detached family home located on Castleton Road in the desirable area of Wigston Fields. This property boasts three spacious bedrooms, making it an ideal choice for a growing family. A must to truly appreciate the space and attention to detail the current owners have used making this property a home is to book an internal viewing.

On approach you will be greeted by the driveway which leads into the garage with up and over door. Upon entry into the light & airy entrance hall you will immediately feel at home, with doors leading to your downstairs living accommodation & stairs rising to the first floor. Cosy & welcoming the living room has a beautiful log burner, perfect to relax & unwind after a long day. The heart of this home is the dining kitchen having been fully renovated by the current owners you will find an array of white gloss wall & base units, contrasting work surface with high end appliances such as a built in Neff double oven, microwave, induction hob with extractor over, dishwasher and fridge. With ample room for a table and chairs the dining area offers a wonderful space to enjoy socialising or meal times with family & friends and has double doors opening up onto the garden room. A fabulous addition to this home the garden room giving views over the garden, it can be utilised to suite your families needs. Essential to any family home is the downstairs WC and separate utility room, with plumbing for a washing machine, space for a tumble dryer and fridge freezer. Travelling upstairs you will find three well proportioned bedrooms all benefitting from fitted wardrobe space. The luxury family bathroom has a white four piece suite comprising of a low level wc, wash hand basin, bath and separate shower cubical. Externally this home has a pretty rear garden with fenced perimeter, flower boarders, a decked patio area for al fresco dining, a real sun trap in the warm summer months and a brick outhouse.

