

Room Sizes

Porch

Hallway

Kitchen

9'74" x 6'66"

Living Room

14'65" x 12'43"

Conservatory

9'86" x 7'42"

First Floor Landing

Bedroom One

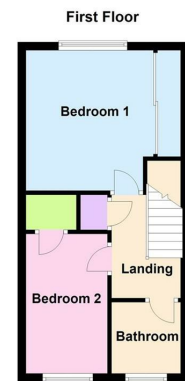
12'39" x 11'25"

Bedroom Two

11'19" x 6'14"

Bathroom

6'11" x 5'89"



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?

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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.

Alport Way, Wigston LE18 3WN

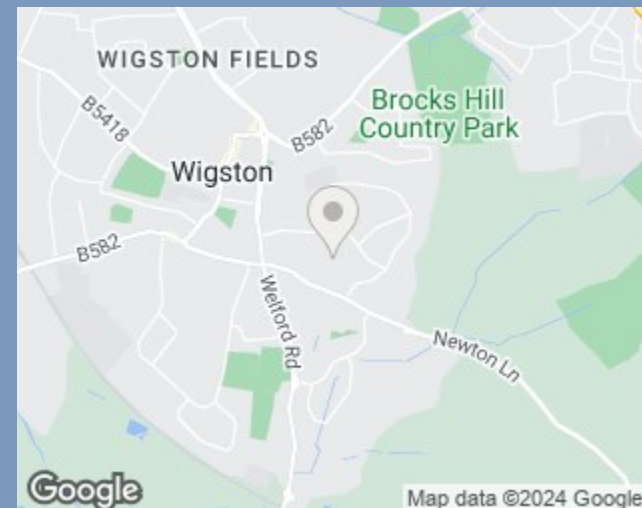
Offers Over £199,950

The Story Begins

- Perfect First Time Home Or Investment Buy With Parking
- Porch & Hallway
- Fitted Kitchen
- Spacious Living Room & Conservatory
- Two Well Proportioned Bedroom
- Bathroom
- Low Maintenance Rear Garden - Off Road Parking
- Sought After Location
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - B & Freehold

Location Is Everything

Wigston Meadows is nestled in between the Village of Wigston and the beautiful country roads giving out some spectacular views onto surrounding fields and woodland. Wigston Meadows has everything you need from a beauty salon, local news agents, pubs and superb Indian restaurant. Meadows Primary School boasts from an outstanding OFSTED rating. There is also a children's playground only a few minutes' walk away from the school. The beautiful countryside village of Wistow is only a short walk across the fields and through the country lanes or a short car journey away and is popular for many all year round with its cute and cosy café, farm park and gardening centre and in the summer months attracts many to its corn field maze and stunning rivers perfect for taking the little ones to feed the ducks. Buses run through the Meadows on a regular basis and is only a short drive to Leicester City Centre



Inside Story

Positioned within a desirable development in Wigston this delightful two bedroom town house with off road parking would make an ideal first home or investment buy. Your journey begins through the front door into the porch with a handy storage cupboard, a further door takes you into the hallway with ample space for hanging coats and placing shoes. The kitchen is light and airy with a window to the front aspect allowing sunlight to flow through. You will find an array of wall and base units, integrated oven, hob and extractor, plumbing for a washing machine and dishwasher, sink drainer with tiled splash back and work surfaces around. The spacious living room is to the rear of this home with a feature gas fireplace and surround. Sliding doors opening up into the conservatory, a great addition to this home which can be utilised to suite your individual needs with windows offering views to the rear aspect as well as double doors giving access to the garden. To the first floor there are two well proportioned bedrooms, both of which have fitted wardrobe space and the bathroom which has a three piece avocado suite comprising of a bath with shower over, a wash hand basin and low level wc. Externally this home has a low maintenance rear garden with planted borders and patio area perfect for entertaining in the warmer months. A shed is at the bottom providing useful storage space for garden furniture and tools. The off road parking to the rear gives access into the garden. This home must be viewed to appreciate all this home has to offer.

