

Room Sizes

Entrance Hall

Sitting Room

12'5" x 11'3"

Dining Room

12'6" x 11'11"

Kitchen

16'3" x 9'11"

Living Room

17'2" x 16'2" max

Downstairs WC

First Floor Landing

Bedroom One

15'6" x 12'10"

Bedroom Two

12'5" x 11'3"

Bedroom Three

10' x 8'11"

Family Bathroom

16'2" x 6'7"



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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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.

Park Road, Wigston LE18 4QD

Price Range £259,950

The Story Begins

- Victorian Double Fronted Extended Semi Detached Home
- Entrance Hall & Downstairs WC
- Fitted Kitchen & Separate Dining Room
- Sitting Room With Open Fire & Second Living Room
- Three Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking & Pretty Enclosed Rear Garden
- Viewing Highly Recommended
- Boasting Original Features & Character
- New Ideal Combination Boiler With 5 Years Warranty
- EPC Rating - D, Council Tax Band - B & Freehold -Price Range £259,950 - £269,950.

Location Is Everything

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 the Newly Built South Leicestershire College all within the heart of the town. The newly designed South Wigston Park is popular for all ages with its bowling green, basketball court, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. 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. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



Inside Story

This superb example of a family home that stands proud in the heart of South Wigston, dating back to the eighteenth century Richmond House has stood the test of time whilst retaining its heritage. This stunning residence has canal views, many original features & has been beautifully extended to the rear whilst offering still further potential for development such as loft conversion - subject to planning. On approach to the home you will be greeted with off road parking to the side & your front door, entering through into the extensive hallway you will immediately fall in love. The sitting room is located to the front aspect with a beautiful window & an open fire, a cosy room to relax in after a long day. The dining room is perfect for more formal meals & has a stunning cast iron fireplace, a door leads into the kitchen where you will find an array of wall & base units, contrasting work surface, space for a range cooker with extractor over, space for a fridge freezer & plumbing for a washing machine & dishwasher. A courtesy door leads outside. The second reception room is currently being used as a living room but can be utilised to suit your individual needs, with double doors opening up onto the garden, stairs rising to the first floor and access to the essential downstairs wc. Travelling up to the first floor you will find three double bedrooms and the family bathroom which is ready & waiting for you to put your own stamp on but in the meantime there is a white five piece suite comprising of a low level wc, his & hers wash hand basins, bath and separate shower cubical. Ideal for a study area there is ample landing space that would equally make a lovely reading nook. An added bonus to this home is the loft space, being fully boarded with velux windows, heating and power. In true Victorian style the rear garden is beautifully maintained with a patio for outside dining, laid lawn, mature shrubs, plants & flowers. Price Range £259,950 - £269,950.

