

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Living Room

15'98" x 10'6" max

Dining Kitchen

17'2" x 10'82" max

Utility

5'5" x 5'14"

Downstairs WC

5'2" x 3'16"

First Floor Landing

Bedroom One

13'33" x 10'27" min

En Suite Shower Room

6'57" x 5'55"

Bedroom Two

11'02" x 8'93"

Bedroom Three

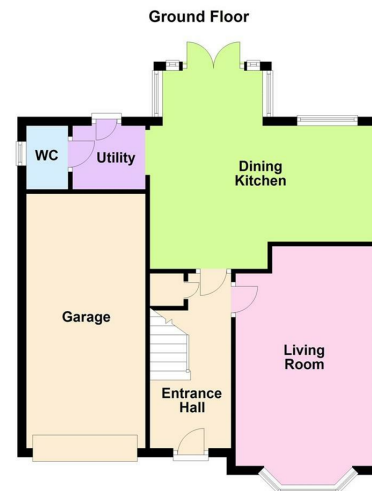
11'41" x 10'55" max

Bedroom Four

9'6" x 9'38" max

Family Bathroom

6'69" x 6'17"



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.

Windlass Drive, Wigston LE18 4NZ

Price Guide £350,000

The Story Begins

- Wonderful Exclusive Detached Family Home - Price Guide £350,000 - £360,000
- Entrance Hall & Downstairs WC
- Cosy & Welcoming Living Room With Bay Window
- Modern Dining Kitchen & Utility
- Four Double Bedrooms
- Modern Bathroom & En Suite Shower Room
- Off Road Parking & Integral Garage
- Pretty Enclosed Rear Garden
- Offered For Sale With No Upward Chain
- EPC Rating - B, Council Tax Band - D & Freehold

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 balling green, tennis courts, 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 upto 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 beautiful detached family home is presented for sale in immaculate condition this wonderful turn key property has been greatly improved by the current owners & is without doubt a house you will be proud to own. Offered for sale with no upward chain an internal viewing is highly recommended. The entrance hallway has stylish wood effect flooring that continues throughout the majority of the downstairs living, staircase that rises to the first floor & doors to your downstairs living accommodation. The living room is located to the front aspect & has a modern yet cosy feel. The dining kitchen just has to be the hub of the home, perfect for entertaining & socialising. The kitchen itself has a range of wall & base units with wine storage, composite sink drainer & a beautiful work surface & splashback. There is an integrated electric hob with extractor over, single oven, dish washer and fridge freezer. The dining area has ample space for formal meals whilst benefitting from French doors that connect you into the garden. The utility room has space for a washing machine, provides extra storage & gives access into the WC. Travelling up to the first floor you will find the family bathroom with a white suite comprising of wash hand basin, low level wc, bath with shower over & glass screen & towel rail. There are four comfortable & double carpeted bedrooms. The main bedroom boasts a modern en-suite shower room. Externally this property is well maintained there is a paved drive & single garage with up and over door. A side gate to the pretty rear garden that has a lawn with decorative borders, patio area for outside dining & a decking sitting area.

PRICE GUIDE - £350,000 - £360,000

