

Room Sizes

Entrance Vestibule

Living Room

11'17" x 10'36" max

Dining Room

11'15" x 10'18"

Study Area

6'26" x 4'10" max

Kitchen

11'48" x 10'94"

First Floor Landing

Bedroom One

11'29" x 11'21"

Bedroom Two

11'22" x 8'10"

Bathroom

8'5" x 5'8"



Tansley Avenue, Wigston LE18 4ND

£190,000

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.

The Story Begins

- Perfect First Time Home Or Investment Property
- Extended End Townhouse
- Living Room & Study Area
- Modern Kitchen & Separate Dining Room
- Two Well Proportioned Bedrooms & Bathroom
- Off Road Parking
- Enclosed Rear Garden With Shed
- Viewing Highly Recommended
- EPC Rating - F
- Council Tax Band - A & 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 extended end townhouse would make a perfect first time home or investment property and demands an internal viewing to full appreciate the space it has to offer. On approach to the home you will be greeted with a gravelled driveway providing off road parking for two cars and a side gate leading to the rear. Your journey begins through the front door into the entrance vestibule with stairs rising to the first floor and a door into the living room. With an open plan lay out the living room has wood effect flooring running through to the dining room and study area. This room is perfect for entertaining having a separate living area, space for a table and chairs allowing for formal family meals and the added bonus of the study area which can be utilised to suite your individual needs. The extended kitchen is fitted with an array of grey gloss wall and base units, contrasting work surface and stainless steel sink with drainer. There is an integrated fridge freezer, oven, gas hob with extractor over, plumbing for a washing machine and space for a tumble dryer. You will find a useful pantry cupboard, a courtesy door to the side and French doors opening out onto the garden. Travelling upstairs you will find two well proportioned bedrooms, one being a double room and a good size single room. The bathroom comprises of a white three piece suite, a low level wc, wash hand basin and bath with shower over. Externally this home has a pretty enclosed rear garden with a fenced permitted, laid lawn, garden shed and a patio area perfect for outside dining.

