

Room Sizes

Porch

Living Room

13'34" x 12'99"

Dining Kitchen

23'56" x 12'96" max

First Floor Landing

Bedroom One

16'03" x 8'88"

En Suite Shower Room

8'83" x 6'05"

Bedroom Two

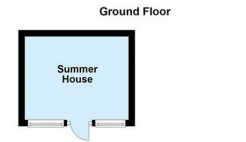
11'4" x 10'65" mx

Bedroom Three

9'76" x 7'48" min

Family Bathroom

6'05" x 5'9"



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.

Fabulous Family Home - Mablowe Field, Wigston LE18 3UJ

Price Range £279,950

The Story Begins

- Beautifully Presented Extended Semi Detached Home
- Porch & Cosy Living Room
- Modern Dining Kitchen
- Three Double Bedrooms
- Family Bathroom & Stylish En Suite Shower Room
- Off Road Parking & Garage
- Pretty & Enclosed Rear Garden
- Viewing Highly Recommended
- Approximately 9 Years Remaining Boiler Warranty
- EPC Rating - D, Council Tax Band - C & Freehold Price range £279,950 - £289,950

Location Is Everything

Wigston Harcourt located in between the village of Wigston and the beautiful countryside village of Kilby, making this area of Wigston the most beautiful with its picturesque views out onto the surrounding villages. Although Wigston Harcourt is set back into the fields of Wigston you are only a short drive or walk away from all local amenities and schools for all ages. Wigston Harcourt is also home to South Leicestershire Rugby Ground which hosts one of Leicester biggest bonfire night displays. A short walk down the winding country roads will lead you to Kilby Bridge where you will find a stunning, canal side family pub perfect for a spot of lunch or dinner whilst taking in the beauty of the surrounding countryside. Buses come through Wigston Harcourt on a regular basis giving you easy access to the City Centre. Surrounding Motorways are also only a short drive away.



Inside Story

Welcome to this wonderful family home. As you enter, you are immediately greeted by the porch with ample space for hanging coats and placing shoes. Moving on to the spacious living room, you'll find a bright and inviting space that is perfect for relaxation. The heart of the home is the extended dining kitchen with French doors leading out to the garden, bringing in an abundance of natural light and creating a seamless connection between the indoors and outdoors. The dining area provides the ideal setting for family meals and entertaining friends, offering a warm and cosy atmosphere. The kitchen boasts an array of wall and base units, offering ample storage space for all your culinary needs. It also provides space for a fridge, freezer, electric cooker point with plumbing for a washing machine and a well-designed work surface with an upturned splashback, this kitchen is both practical and stylish.

Heading up to the first floor, you'll discover three double bedrooms, each offering comfort and tranquility with the master bedroom having a beautiful en suite shower room. The family bathroom is a modern sanctuary, featuring a three piece suite including a vanity wash hand basin, a bath with shower over, and a low level WC. Outside, this home offers off-road parking for several cars, ensuring convenience and peace of mind and a garage that could easily be converted if desired. The rear garden is set over two levels with is grass and a patio area, providing the perfect balance between ease of care and enjoyment of outdoor activities. The summer house is a great addition to this home with electricity the current owners use the space as an office. Price Range £279,950 - £289,950

