

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

DUCK LETTS
LETTING AGENTS

FLOOR PLAN

DIMENSIONS



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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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Call us on 0116 277 2277 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.

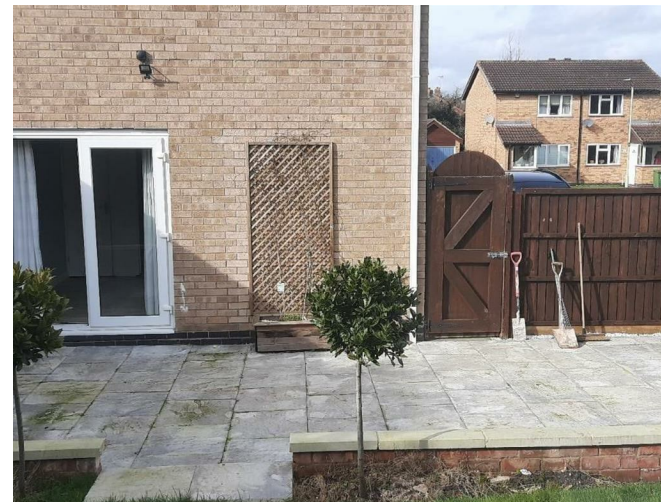
Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

4 Simons Close, Wigston, Leicestershire, LE18 3UD
£1,100 Per month

OVERVIEW

- Semi Detached Home
- Sought After Location
- Cosy Lounge With Feature Fireplace
- Renovated Kitchen Diner
- Three Bedrooms
- Bathroom With Three Piece Suite
- Landscaped Rear Garden
- Off Road Parking
- Cul De Sac Position
- EPC Rating : D Council Rating : B



THE INSIDE STORY

Nestled away from the busy roads on a lovely cul de sac this recently renovated three bedroom family home must be viewed to fully appreciate the care and attention to detail the current owners have used making this a home to be proud of. Beginning your journey at the front door you enter into the entrance hall where you are greeted with stairs rising up to the first floor and a door into the downstairs accommodation. The lounge is tastefully decorated, has a bay window to the front aspect allowing natural light to shine through, soft grey carpets and a feature fireplace, a wonderful room to relax during the upcoming winter months. The recently re fitted kitchen diner with karndean flooring and ample space for a table and chairs is the perfect space to entertain, socialise or enjoy meal times with family & friends. The kitchen itself is fitted with an array of cream shaker style wall and base units with contrasting work surfaces and splash back, porcelain sink with mixer tap, smeg oven and hob with extractor over, integrated washing machine, integrated tall fridge freezer and a two year old boiler. To the first floor you will find three bedrooms with bedroom one having the added benefit of built in wardrobes with glass sliding doors, the family bathroom and airing cupboard. The family bathroom with cream wall tiles and karndean flooring comprises of a white three piece suite including low level wc, wash hand basin and bath with shower overhead. Externally the garden has been recently landscaped with a patio area for al fresco dining and steps leading to the lawn and shed with electricity. To the side of the property is access to the garden along with off road parking. EPC Rating D. Council Tax B



LOCATION LOCATION....

Wigston Harcourt is nestled in between the Village of Wigston and the beautiful country roads giving out some spectacular views onto surrounding fields and woodland. Located next to Wigston Meadows you have 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 & Harcourt on a regular basis and is only a short drive to Leicester City Centre