

Room Sizes

Hallway

11'8 x 4'1

Living Room

14'7 x 10'4

Kitchen & Dining Area

16'9 x 7'4

Conservatory

8'9 x 8'1

Bedroom One

12'8 x 9'2

Bedroom Two

9'1 x 4'7

Shower Room

9'1 x 4'7

Garage



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.

Carey Close, Wigston LE18 2RX

£265,000

The Story Begins

- Stunning Semi Detached Bungalow
- Fully Renovated Throughout
- Cul-De-Sac Location
- Driveway & Garage
- Pretty & Enclosed Rear Garden
- Hallway, Living Room & Conservatory
- Refitted Kitchen & Dining Area
- Stylish Shower Room
- Energy Rating D
- Freehold & Council Tax Band C

Location Is Everything

Little Hill has everything to offer from a range of Convenience stores including a co-op and a Sainsbury's, a petrol station, take away restaurants and beauty salon. Little Hill benefits from two OFSTED excellent primary school for children of 4+ to year 5. Wigston's brand new secondary school Wigston academy is only a few minutes' walk away and during the summer months is accessible through the schools playing fields which are located on the main road running through Little Hill, Horsewell Lane. Little Hill is also Home to one of the area's most popular parks with a new children's play area, tennis courts, bowling green, football pitches and a club house which hosts many events, fetes and play schemes during the year. Buses run on a regular basis 7 days a week through Little Hill giving you a easy commute to the City Centre, Wigston Village and South Wigston where you will find convenience shops, doctors surgeries, vets, dentists, pubs and restaurant's. Surrounding motor ways are also only a short drive away.



Inside Story

Welcome to Carey Close, Wigston - a charming semi-detached bungalow situated in a peaceful cul-de-sac. This delightful property has been tastefully renovated throughout, offering a perfect blend of modern amenities and cosy charm. This fabulous bungalow is ideal for a small family, a couple, or even someone looking for a spare room or home office. The living and dining area provides a comfortable space to relax and entertain with a feature fireplace as the focal point. Opening into the conservatory via the sliding patio doors this is a delightful place to sit and relax whilst taking in views of the garden. The kitchen has been refitted with a range of white wall and base units, work surface, and built in oven, hob and extractor fan. There is also space for a fridge freezer, plumbing for a washing machine and dishwasher and room to dine making this the perfect place to whip up delicious meals for family and friends. One of the many highlights of this property is the modern shower room, adding a touch of luxury to your daily routine with a walk in corner shower cubicle, vanity wash hand basin, low level WC and heated towel rail. You will find two bedrooms, the main bedroom is a lovely size and has built in wardrobes. Externally to the front there is a imprinted concrete driveway and a garage. To the rear you'll find a pretty garden where you can enjoy the fresh air and perhaps turn your hand at gardening. Beautifully maintained there is a manicured lawn, borders, decorative slate and patio area. Convenience is key with this property, as it is located near a variety of amenities, making daily errands a breeze. Don't miss the opportunity to make this lovely bungalow your new home. Book a viewing today and envision the possibilities that await you at Carey Close, Wigston.

