

## Room Sizes

### Porch

### Entrance Hall

### Lounge

13'55" x 10'69"

### Dining Kitchen

16'84" x 8'4"

### First Floor Landing

### Bedroom One

12'02" x 9'99"

### Bedroom Two

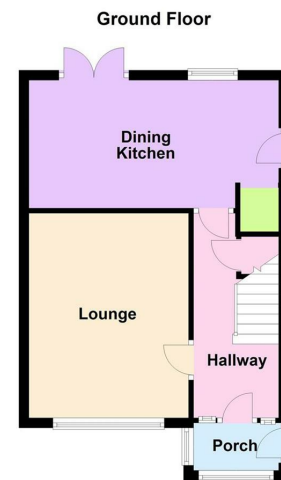
10'71" x 10'04" max

### Bedroom Three

7'83" x 6'56"

### Shower Room

6'34" x 5'8"



**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.

Ramsdean Avenue, Wigston LE18 1DX

Price Guide £279,950

# The Story Begins

- Well Presented Semi Detached Family Home
- Porch & Inviting Entrance Hall
- Cosy Lounge With Feature Fireplace
- Modern Dining Kitchen
- Three Well Proportioned Bedrooms & Stylish Shower Room
- Off Road Parking & Garage
- Stunning Rear Garden
- Potential For Extension Subject To Planning Permission
- Guide Price £279,950 - £289,950
- EPC Rating - D, Council Tax Band - B & Freehold

# Location Is Everything

Located in the heart of Wigston only a few minutes away from Willow Park, fabulous facilities not far away from the village's supermarkets including Sainsbury's and Iceland, smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



# Inside Story

nest are proud to offer for sale this well presented semi detached family home. This property demands an internal viewing and has potential for extension subject to planning permission. Your journey starts entering the porch into the entrance hall where you will find stairs rising to your first floor landing and doors leading to your downstairs living. The lounge is bright and inviting having a window to the front aspect allowing natural daylight to flow through and a feature fire place with surround. The hub of the home is the dining kitchen perfect for family meals and entertaining with patio doors out onto the garden. The modern kitchen is fitted with an array of wall and base units, contrasting worksurface, integrated oven, gas hob with extractor fan over, plumbing for a washing machine and dishwasher, space for a fridge freezer and a useful storage cupboard under the stairs. Travelling upstairs you will find three bedrooms two of which are doubles. The family shower room is stylish having a low level WC, wash hand basin and corner shower cubical.

Externally this home has a landscaped driveway and double gates leading to the rear garden and single detached garage. Prepare to be wowed by the larger than average rear garden mainly laid to lawn with a patio area, flower beds and vegetable patch it oozes potential and has a real sense of privacy thanks to the mature trees and shrubs. Price Guide £279,950 -£289,950

