

Room Sizes

Hallway

Downstairs WC

Living Room

26'8x11'4 max

Dining Room

Playroom / Study / Bedroom Five

15'7x6'2

Dining Kitchen

First Floor Landing

Bedroom One

11'8x11'2

En-Suite

Bedroom Two

11'2x12'5

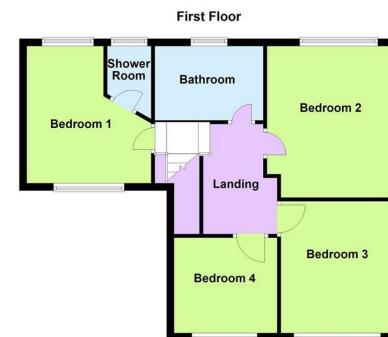
Bedroom Three

14'3x10'9

Bedroom Four

8x8

Family Bathroom



Repton Road, Wigston LE18 1GA

£400,000

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

- Semi Detached Family Home
- Fabulous Double Storey Side Extension
- Driveway & Enclosed Garden With Summer House
- Hallway & Downstairs WC
- Living Room & Separate Dining Room
- Stylish & Open Plan Dining Kitchen
- Playroom / Home Office / Bedroom Five
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite Shower Room
- Energy Rating C, Freehold & Council Tax Band C

Location Is Everything

Wigston Fields located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston's brand new Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



Inside Story

Welcome to Repton Road, Wigston - a charming location perfect for families! This extended semi-detached house is situated within a highly sought after location and offers ample space with its four / five bedrooms, making it an ideal choice for a growing family.

As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The addition of a convenient downstairs WC adds to the practicality of this lovely home.

The dining kitchen is sure to be the heart of the house, where delicious meals and fond memories will be made. There are stylish wall and base units, work surface and island all equipped with integrated appliances and space to dine. The playroom / study is a great flexible room that can be utilised to suit your individual needs and could even make a lovely downstairs bedroom.

Upstairs, you'll find four well-appointed bedrooms, including a modern en-suite shower room for added convenience. The family bathroom boasts a white suite and a beautiful jacuzzi bath for those relaxing soak sessions.

Outside, the enclosed rear garden provides a safe space for children to play, there a lovely decked area for dining, paved patio area and the timber summer house offers a tranquil retreat for some quiet time. With a driveway for parking, you'll never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this wonderful property on Repton Road your new home sweet home!

