

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

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?

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 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.

115 Kingston Avenue, Wigston, Leicestershire, LE18 1HP

£950

OVERVIEW

- Well Presented Family Home
- Available Immediately
- Lounge
- Kitchen Diner
- En Suite Shower Room & Family Bathroom
- Three Well Proportioned Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating - E, Council Tax Band - B

LOCATION LOCATION....

Wigston is a popular area, offering a plethora of amenities. There is a good range of primary and secondary schools and it boasts the improved South Leicester College which is located just a short distance away in South Wigston. Situated within easy reach of Fosse Park, Leicester City Centre and the M1/M69 junctions.



THE INSIDE STORY

This well presented, semi-detached family home, situated in a sought after location in the popular town of Wigston. The accommodation in brief comprises of an entrance vestibule, perfect for those shoes and wellies, with stairs rising to the first floor landing. A lovely lounge with a feature fire place and a log burner for those cosy winter evenings and a door leading into the dining kitchen. The dining kitchen is fitted with a range of wall and base units with sink unit and drainer with views of the rear garden through the window, work surfaces and tiled splash backs around, integrated oven and hob, plumbing for washing machine and door leading to the side aspect. The downstairs bathroom has a three piece suite comprising of panelled bath, wash hand basin and low level wc. To the first floor three well-proportioned bedrooms, two bedrooms being double rooms with master ensuite to the master bedroom. The en suite has been fitted with a modern white suite comprising of shower cubicle, wash hand basin and low level wc and heated towel rail. Externally a gravelled driveway provides ample off road parking to the front of the property. Gated access at the side leading to the private rear garden. The rear garden is enclosed with fenced boundaries, lawned and gravelled areas, an outbuilding and a shed area.

HOW TO APPLY

Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property . We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.

