

## Room Sizes

### Entrance Hallway

### Downstairs WC

### Living Room

15'5" x 13'3"

### Dining Room

13'1" x 9'6"

### Breakfast Kitchen

20'4" x 10'2" max

### Garden Room

10'7" m x 9'3" m

### Garage

### Bedroom One

11'8" x 10'0"

### Shower Room

8'0" x 2'0"

### Bedroom Two

12'7" x 8'11"

### Bedroom Three

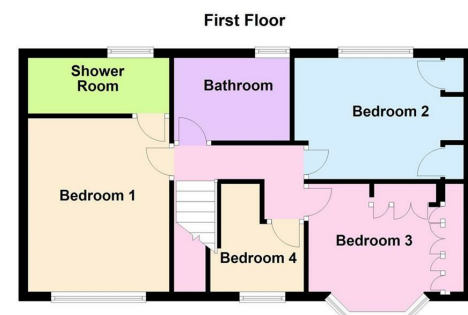
10'0" x 10'0"

### Bedroom Four

8'11" x 6'0"

### Bathroom

8'11" x 4'11" max



**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

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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.

Highfield Crescent, Wigston LE18 1NL

Price Range £375,000



# The Story Begins

- Fabulous Extended Semi Detached Home
- Beautifully Presented Throughout With Oodles Of Space
- Living Room With Bay Window
- Breakfast Kitchen With Separate Dining Room
- Garden Room & Downstairs WC
- Integral Garage & Off Road Parking
- Four Bedrooms
- Ensuite To The Master & Family Bathroom
- Enchanting Tiered Rear Garden
- Freehold, EPC Rating C & Council Tax C Price Range £375,000 - £385,000

# Location Is Everything

Wigston Fields has all the amenities you will need including 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 Academy Secondary School. Wigston Fields also has a popular park with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve. Welford Road running through Wigston Fields there are buses passing through daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



# Inside Story

Welcome to this fabulous traditional semi-detached family home, which has been thoughtfully extended to create a delightful living space for families. This property has witnessed generations of families living happily here.

As you enter through the porch, an ideal spot for leaving your shoes, you are welcomed into an inviting entrance hall. From here, a staircase leads to the first floor, and doors provide access to the various downstairs living areas.

The front-facing living room flows seamlessly into the dining room, offering a comfortable and spacious environment for family gatherings. The breakfast kitchen is truly the heart of this home, complete with built-in cupboards that house modern appliances, including an oven, hob, and extractor fan. The kitchen also features a breakfast bar, perfect for enjoying your morning coffee.

Additionally, the ground floor includes a convenient cloakroom with a WC and a charming garden room that provides a tranquil space to relax while overlooking the beautiful garden.

Upstairs, the first floor accommodates four generously sized bedrooms. The master bedroom boasts an ensuite shower room for added luxury, while the remaining bedrooms share a well-appointed family bathroom. Externally, the property features a block-paved driveway leading to a garage with a remote control door, ensuring ample parking and storage options. The garden offers numerous opportunities for enjoyment, including seating areas, fruit tree, and a well-maintained lawn.

This exceptional family home presents a rare opportunity to create lasting memories in a cherished setting that has nurtured generations of happy families. Price Range £375,000 - £385,000

