

Room Sizes

Living room

29'9" x 49'2"

Kitchen Diner

26'3" x 39'7"

Master Bedroom

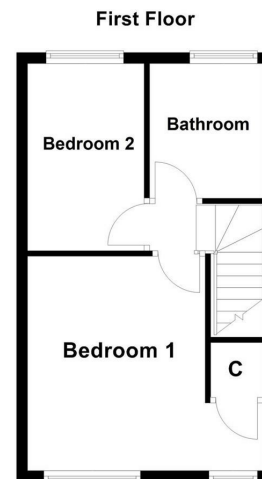
39'4" x 29'6" x 39'4" x 3'3"

Bedroom Two

36'1" x 9'10" x 22'11" x 9'10"

Bathroom

26'2" x 9'10" x 19'8" x 6'6"



Ingrams Way, Wigston LE18 3TU

£230,000

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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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.

The Story Begins

- Well Presented Semi Detached Home
- Two Bedrooms
- Lounge
- Modern Fitted Kitchen
- Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Sought After Location
- EER Rating - D . Council Tax Band - B

Location Is Everything

Located in the heart of Wigston you will only ever be a short walk 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

Welcome to this charming semi-detached house located in the desirable area of Ingrams Way, Wigston. This lovely property boasts 2 bedrooms, making it perfect for a small family or those looking for a cozy space to call home.

Situated in a peaceful neighbourhood, this house offers a wonderful blend of comfort and convenience. The semi-detached style provides a sense of privacy while still being part of a friendly community.

The property features a well-maintained exterior with a beautiful garden, ideal for relaxing on sunny days or hosting gatherings with friends and family. Inside, you'll find a warm and inviting atmosphere, with ample natural light flowing through the windows.

The two bedrooms offer plenty of space for rest and relaxation, ensuring that you have a peaceful retreat at the end of each day. The layout of the house is practical and functional, perfect for modern living.

Ingrams Way is known for its excellent amenities, including shops, schools, and parks, all within easy reach of this property. Whether you're looking to enjoy a leisurely stroll in the park or grab a coffee at a nearby cafe, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this delightful house your new home. With its convenient location, charming features, and cozy ambiance, this property is sure to capture your heart. Book a viewing today and experience the magic of Ingrams Way living for yourself!

