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Room Sizes

Entrance Hall

Kitchen

10'2" x 6'3"

Living Room

11'10" x 15'5"

Dining Room

26 x 409

Downstairs WC

5'4" x 3'1"

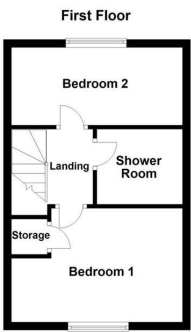
Bedroom One

9'3" x 14'0"

Bedroom Two

6'3" x 14'0"

Shower Room



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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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.

Two Steeples Square, Wigston LE18 1DZ

£239,950

The Story Begins

- Beautifully presented home
- Entrance hall & Downstairs WC
- Living Room
- Fitted Kitchen
- Dining Room
- Two Bedrooms
- Shower room
- Enclosed Rear Garden
- Garage & Parking Space
- EPC Rating D | Council Tax Band TBC

Location Is Everything

This Property is located in the heart of Wigston with convenience close by including supermarkets & smaller convenience stores, a doctor's surgery, vets and a post office. 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 Wigston Academy Secondary School and local South Leicestershire College a bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Center. Access to surrounding motorways and Fosse Park a drive away.



Inside Story

This impeccably presented home is situated on a modern development in the sought after Wigston Magna. Overlooking a green area to the front this great property has been extended to the rear and thoroughly improved by the current owner, nest believe an internal viewing is essential to truly appreciate. Entering through the front door you are greeted with stairs leading to the first floor and there is access into the downstairs cloakroom that has a low level wc and wash hand basin adding to the convenience to the home. The kitchen is located to the front aspect of the home, fitted with a range of wall and base units, stylish work surface, metro tiling, a stainless steel sink drainer, plumbing for a washing machine, integrated oven and hob with extractor over and space for a fridge freezer. The living room has a wall mounted feature fireplace creating a relaxing environment perfect for cosy nights in and doors leading to the dining room. The dining room has skylight windows, French doors and a window creating a bright and airy room perfect for entertaining. This is a wonderful and flexible space that can be utilised to suit your individual needs. Travelling up to the first floor you will find two good sized bedrooms, both beautifully finished with fitted wardrobes. The family shower room is fitted with a double walk in shower, a low level wc and wash hand basin, finished perfectly with beautiful tiling. Externally, this home has a pretty and landscaped rear garden which is enclosed and lawned with a lovely patio area perfect for outside dining. There is parking to the rear and there is a garage with up and over door, power and lighting.

