

Room Sizes

Entrance Hall

Living room

29'9" x 49'2"

Kitchen Diner

26'3" x 39'7"

Master Bedroom

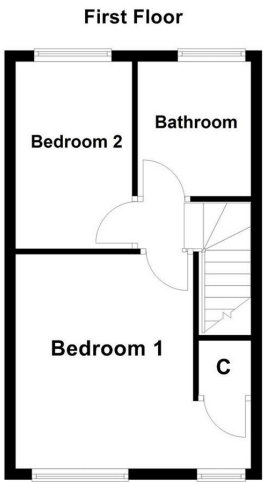
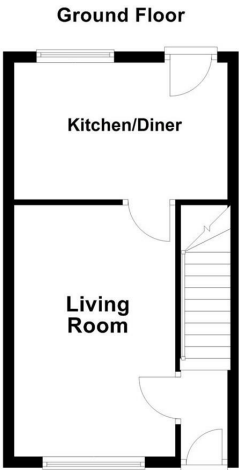
39'4" x 29'6" x 39'4" x 3'3"

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

£199,950

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?

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.

The Story Begins

- Well Presented Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Sought After Location
- EER Rating - D . Council Tax Band - B
- NO UPWARDS CHAIN

Location Is Everything

Located in Wigston, you will be conveniently near supermarkets, including Sainsbury’s and Iceland. Smaller convenience stores, a doctor’s surgery, a vets, and a post office are also available in the village. Wigston Magna offers a variety of cafes, restaurants, takeaways, and pubs to suit every taste. The village has a good range of primary schools and nursery groups, along with the Wigston Academy Secondary School within easy reach. The local South Leicestershire College is just a bus ride away. Numerous bus stops within the town ensure a quick and easy commute to Leicester’s City Centre. Access to surrounding motorways and Fosse Park is also conveniently close.



Inside Story

This two-bedroom semi-detached house offers a blend of modern living and practical comfort. The home is in good condition and features an inviting entrance hall that leads to a lounge. The spacious kitchen diner is fitted with wall and base units, an integrated oven and hob, sink drainer, plumbing for a washing machine and space for appliances perfect for both everyday meals and entertaining guests. Upstairs, you'll find two well-proportioned bedrooms, providing ample space for relaxation and personal retreat. The bathroom completes the home's functional layout, having a bath with shower over, wash hand basin and low level wc. The exterior boasts a well-maintained garden, ideal for enjoying the outdoors. Additionally, the property offers off-road parking, adding to its convenience. Located on Ingrams Way, this home is in close proximity to excellent local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. Offered with no upward chain, this property is ready for you to move in and make it your own.

