

Room Sizes

Entrance Hallway

Kitchen

9'8"x6'7"

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Lounge

15'0"x12'0"

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Bedroom One

12'4"x10'9"

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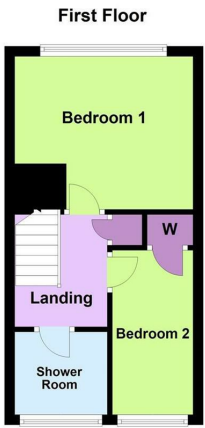
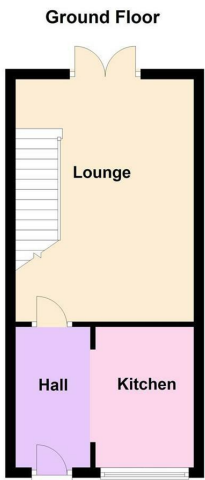
Bedroom Two

10'8"x5'11"

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Shower Room

6'0"x6'0"



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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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.

Broughtons Field, Wigston LE18 3LJ

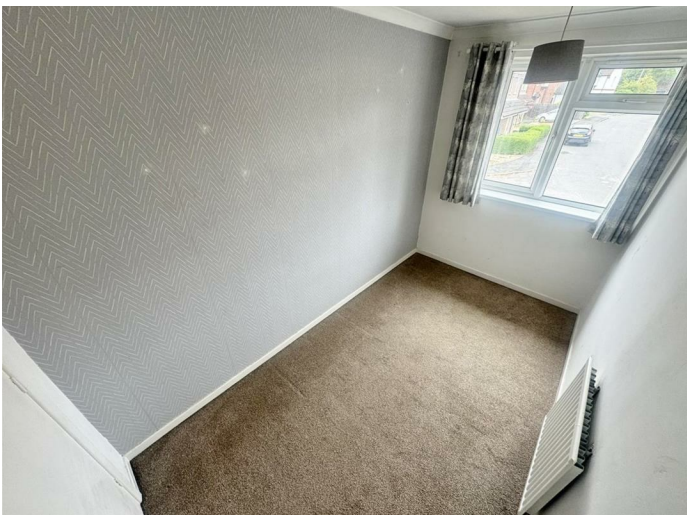
Offers Over £200,000

The Story Begins

- Semi Detached Home
- Entrance Hall
- Kitchen
- Lounge With Patio Doors
- Two Bedrooms
- Shower Room
- Wrap Around Garden
- Off Road Parking
- Freehold Council Tax - B EPC Rating - D

Location Is Everything

Wigston Harcourt located in between the village of Wigston and the beautiful countryside village of Kilby, making this area of Wigston the most beautiful with its picturesque views out onto the surrounding villages. Although Wigston Harcourt is set back into the fields of Wigston you are only a short drive or walk away from all local amenities and schools for all ages. Wigston Harcourt is also home to South Leicestershire Rugby Ground which hosts one of Leicester biggest bonfire night displays. A short walk down the winding country roads will lead you to Kilby Bridge where you will find a stunning, canal side family pub perfect for a spot of lunch or dinner whilst taking in the beauty of the surrounding countryside. Buses come through Wigston Harcourt on a regular basis giving you easy access to the City Centre. Surrounding Motorways are also only a short drive away.



Inside Story

This semi-detached house offered for sale with no upwards chain, this property is perfect for those seeking a comfortable home in a vibrant community.

Upon entering, you are welcomed into a hallway that leads to the heart of the home. The kitchen is well-equipped with a range of wall and base units, featuring an electric oven and hob with an extractor fan above, as well as a sink with a mixer tap. There is space for a free-standing fridge freezer, and a window at the front allows natural light to fill the room.

The inviting lounge is a perfect space for relaxation, complete with stairs leading to the first floor and patio doors that open out to the garden, seamlessly blending indoor and outdoor living.

On the first floor, you will find two bedrooms. The master bedroom is generously sized, while the second bedroom is versatile enough to serve as a children's room or a home office. The shower room is modern and functional, featuring a corner shower with a glass screen, a pedestal wash hand basin, and a low-level WC.

Externally, the property boasts a wrap-around rear garden, predominantly laid to lawn, complemented by a patio area that is perfect for al fresco dining during the warmer months. To the front, there is off-road parking, along with a garden and a pathway leading to the front door.

This semi-detached home is a wonderful opportunity for anyone looking to settle in a neighbourhood, offering both comfort and convenience.

