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ESTATE AGENTS

Room Sizes

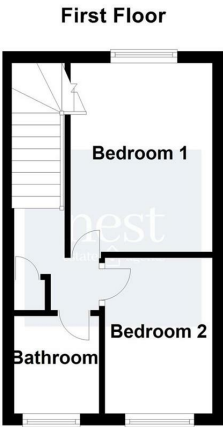
Lounge/Diner
14'2" x 12'2"

Kitchen
6'6",242'9" x 6'5"

Bedroom One
11'6" x 8'11"

Bedroom Two
9'1" x 6'0"

Bathroom



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.

Foston Gate, Wigston LE18 3SD
Offers Over £200,000

The Story Begins

- Mid Terrace
- Well Presented Throughout
- Living Room
- Modern Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Parking To Rear
- EPC Rating C
- Council Tax Band B

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 delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Upon entering, you are greeted by a spacious living room that features a staircase leading to the first floor, creating a sense of openness. A door from the living room provides direct access to the enclosed rear garden, perfect for enjoying the outdoors or entertaining guests. The modern kitchen is equipped with an integrated oven and hob, plumbing for a washing machine and space for a free standing fridge freezer making it a joy to prepare meals in this stylish space. The two bedrooms are thoughtfully designed, providing ample room for relaxation and rest. The bathroom is conveniently located to serve both bedrooms, ensuring functionality for everyday living. Additionally, the property boasts an enclosed rear garden, offering a private outdoor retreat, and parking is available at the rear, adding to the convenience of this lovely home. This terraced house in Foston Gate is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it is a must-see for anyone looking to make their first step onto the property ladder or seeking a solid investment opportunity.

