

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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www.nestestateagents.co.uk

Room Sizes

Hallway

Living Room

14 x 12

Kitchen

9'5 x 8'5

Utility Room

7'7 x 3'8

Conservatory

8 x 7

Bedroom One

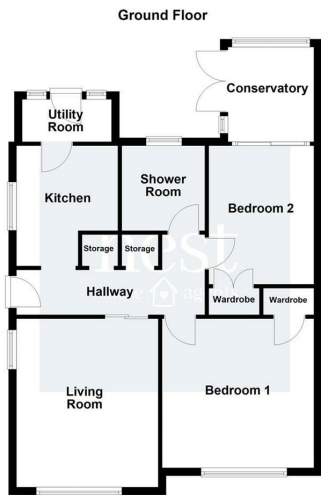
12'5 x 12

Bedroom Two

11'6 x 8'9

Shower Room

6'8 x 6



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.

Cheshire Drive, Wigston LE18 4WA

£245,000

The Story Begins

- Semi Detached Bungalow
- Sought After Location
- No Upward Chain
- Driveway To The Front
- Entrance Hallway & Living Room
- Kitchen, Utility & Conservatory
- Two Double Bedrooms
- Shower Room With White Suite
- Awaiting Energy Rating
- Freehold & Council Tax Band B

Location Is Everything

Tucked away just behind South Wigston, the beautiful Fairfield estate offers the perfect blend of community living and convenience. This popular residential area has everything you need close at hand, including an excellent primary school, Sainsbury’s Local, pubs, a gym, convenience stores, a children’s park, and a large playing field.

Fairfield also benefits from direct access to South Wigston Train Station, providing easy links via Narborough and Leicester stations—ideal for commuters or those looking to travel further afield.

Families are well catered for, with a wide choice of primary and secondary schools as well as colleges all within walking distance in the neighbouring areas of South Wigston and Aylestone.

For those who drive, Fosse Park, Leicester City Centre, and major motorway routes are just a short distance away, making this a highly accessible and well-connected place to call home.



Inside Story

Situated within the sought-after Fairfield area of Wigston, this much-loved semi-detached bungalow is now ready for its next chapter. Perfectly suited to those looking to downsize or enjoy single-level living, the property offers a wonderful opportunity to personalise and make it your own.

On approach, a paved driveway provides off-road parking and leads to double gates offering side access. Once inside, you’re welcomed into a central hallway with two useful storage cupboards.

The living room, located at the front of the home, benefits from dual aspect windows, allowing plenty of natural light to fill the space. The kitchen is fitted with wooden wall and base units, a sink drainer, and integrated oven and hob, with further space for appliances. A door from the kitchen leads into the utility room, which offers additional space for a fridge freezer and tumble dryer, as well as a courtesy door to the rear garden.

There are two double bedrooms, both featuring built-in storage. The second bedroom has sliding doors opening into a bright conservatory, which in turn has French doors leading out to the garden—perfect for enjoying a peaceful morning coffee or evening unwind.

The shower room is fitted with a white suite, including a pedestal wash hand basin, low-level WC, and a shower cubicle, all complemented by neutral tiling.

The rear garden is a delightful, private space thanks to the thoughtful positioning of neighbouring homes. It features a well-kept lawn, decorative gravel, mature planting, and patio areas ideal for outdoor dining and relaxing.

