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ESTATE AGENTS

Room Sizes

Living Room

13'10 x 12

Dining Room

13'10 x 11'9

Kitchen

13'3 x 6'5

Landing

Bedroom One

12 x 11'9

Bedroom Two

12 x 12

Bathroom

13'3 x 6'5



Fairfield Street, Wigston LE18 4SL

£175,000

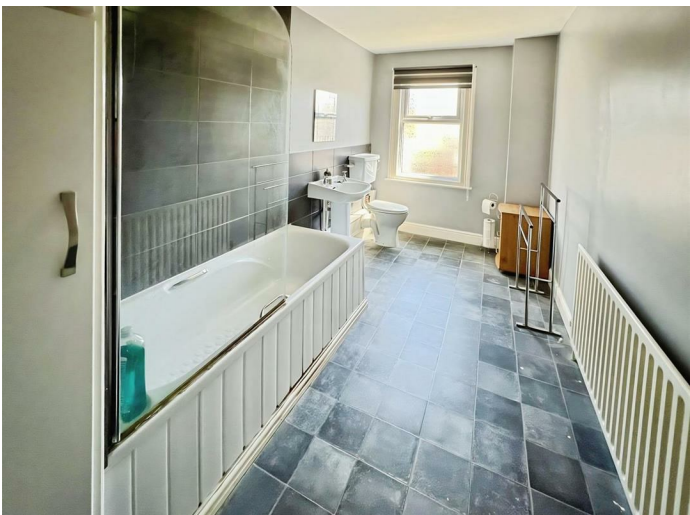
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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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

- Victorian End Terrace Home
- Conveniently Located
- Living Room & Dining Room
- Fitted Kitchen
- First Floor Landing & Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Well Presented Throughout
- EPC Rating - E
- Council Tax Band A & Freehold

Location Is Everything

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs , nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the Newly Built South Leicestershire College all within the heart of the town. The newly designed South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and upto the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



Inside Story

Nestled on Fairfield Street in the town of Wigston, this delightful Victorian end terrace home, built in 1900, offers a wealth of charm. The property is well-presented throughout and conveniently located near local amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into a living room featuring a beautiful bay window that floods the space with natural light, complemented by a charming feature fireplace that adds warmth and character. Adjacent to the living room is a separate dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen boasts a range of wall and base units, ample work surfaces, and an integrated oven, hob, and extractor fan. There is also space for additional appliances and a courtesy door that leads directly into the generous rear garden.

The first floor comprises two comfortable double bedrooms, providing ample space for relaxation. The second bedroom conveniently leads onto the bathroom, which is fitted with a modern white suite, including a pedestal wash hand basin, a bath with an overhead shower, and a low-level WC.

Externally, the property features a paved frontage that adds to its curb appeal, while the rear garden offers a lovely outdoor space, complete with a lawn area and a patio, ideal for alfresco dining or simply enjoying the sunshine.

This lovely home is a wonderful opportunity for those seeking a blend of period features and contemporary living in a sought-after location. Don't miss the chance to make this delightful property your own.

