

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.ukwho 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

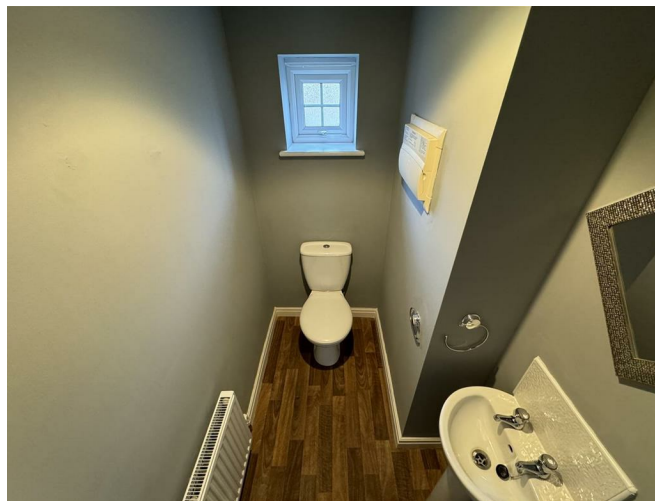
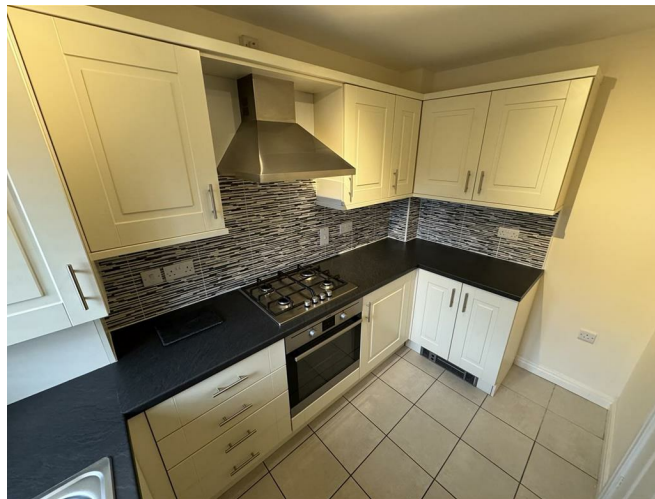
29 Heatherley Grove, Wigston, LE18 2EX
£975

OVERVIEW

- Available Immediately
- Sought After Location
- Modern Kitchen
- Downstairs WC
- Living Room
- Two Bedrooms
- Family Bathroom
- Allocated Parking
- Enclosed Rear Garden
- EPC Rating : B Council Tax Band : B

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

This modern two bedroom town house in much sought after area comes to the market being available immediately.

Entering through the front door you into the entrance hall you are greeted with stairs rising to the first floor and doors to all downstairs accommodation. The stunning shaker style kitchen and wood effect work surface and complimentary tiling has everything you need including a stainless steel sink drainer, built in oven and hob, plumbing for a washing machine and room for a fridge freezer. The living room is spacious with french doors giving views over the garden and is the perfect place for relaxing.

To the first floor are two double bedrooms, the master having a window to the front aspect and the second bedroom has a window to the rear aspect giving views over the garden.

*Externally to the front of the property is a little stoned garden with path and to the rear is an enclosed garden mainly laid to lawn with a patio area perfect for al fresco dining. This property has one allocated parking space.
EPC B Council Tax Band B*

