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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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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.

26 Harrogate Way, Wigston, Leicestershire, LE18 3YB
£1,000 Per month

OVERVIEW

- Two Bed End Town House
- Fitted Kitchen
- Lounge
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Sought After Location
- Available September
- Council TAX Band (B) EPC rating (D)

LOCATION LOCATION....

Wigston is a popular area, offering a plethora of amenities. The property is situated within reach of South Wigston train station, Fosse Park Shopping Centre, Leicester City Centre, the motorway networks and Wigston Magna, with a local bus service running throughout the town. Oadby Town centre is within reach and offers a further amenities including the Parklands leisure centre.



THE INSIDE STORY

Nestled in the charming area of Wigston, this delightful townhouse on Harrogate Way presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming lounge that offers a perfect space for relaxation and entertaining guests. The fitted kitchen is equipped with an electric hob and has plumbing for a washing machine, making daily chores a breeze. This functional layout ensures that the heart of the home is both practical and inviting.

The property also boasts a lovely rear garden, providing a private outdoor space where you can enjoy the fresh air, host barbecues, or simply unwind after a long day. Additionally, off-road parking is conveniently located near the property, ensuring that you have easy access to your vehicle.

This townhouse is not only a comfortable living space but also benefits from its prime location in Wigston, which offers a range of local amenities, schools, and parks. With its blend of practicality and charm, this property is sure to appeal to a variety of buyers or renters looking for a place to call home. Do not miss the chance to view this lovely townhouse and envision your future in this delightful setting.

EPC Rating (D)

Council Tax Band (B)

