

# FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge**  
11'4" x 11'2" (3.46 x 3.41)

**Dining Room**  
11'2" x 9'11" (3.41 x 3.03)

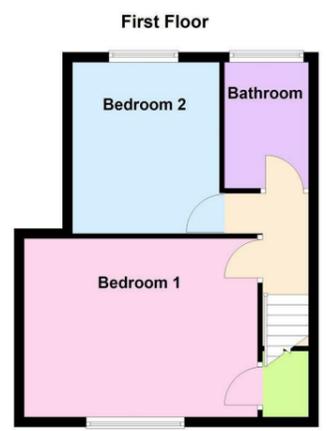
**Kitchen**  
8'11" x 5'10" (2.73 x 1.79)

**Landing**

**Bedroom One**  
11'3" x 15'2" (3.44 x 4.63)

**Bedroom Two**  
11'3" x 9'1" (3.43 x 2.77)

**Bathroom**  
8'3" x 4'11" (2.52 x 1.5)



**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 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

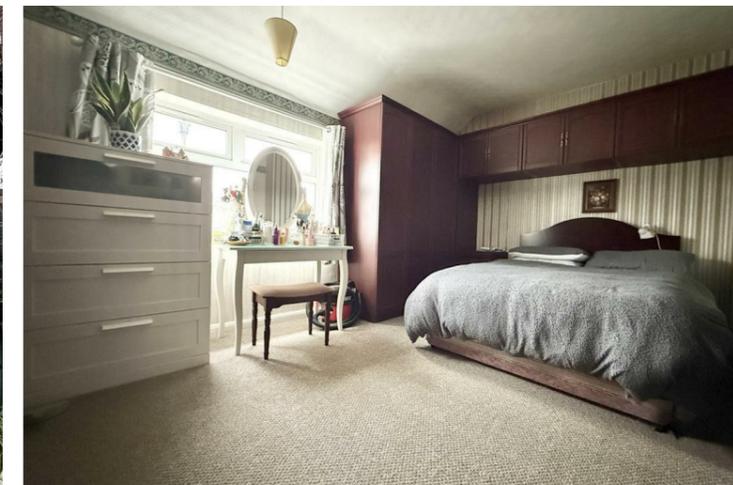
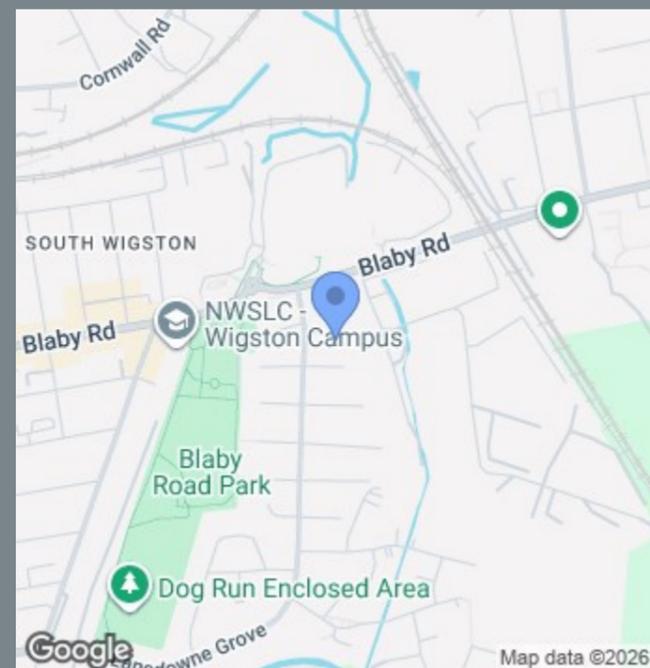
7 Florence Avenue, Wigston, LE18 4LQ  
**£180,000**

## OVERVIEW

- Ideal First Time Or Investment Buy
- Fabulous Area
- Entrance Hallway
- Lounge & Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Front & Rear Gardens
- Viewing Is A Must
- EER D - , Freehold, Tax Band - A

## LOCATION LOCATION....

Florence Avenue is situated within a well-established and popular residential area of South Wigston, known for its strong sense of community and convenient local amenities. A good range of shops, supermarkets, cafés and everyday services can be found close by, with South Wigston and Wigston town centres both easily accessible. The area is well served by a choice of primary and secondary schools, making it particularly appealing to families. Residents also benefit from nearby parks and green spaces, ideal for leisure, walking and outdoor activities. Florence Avenue enjoys excellent transport links, including regular bus services, South Wigston railway station with direct routes to Leicester and beyond, and easy access to major road networks such as the A6 and M1, making it a practical and well-connected location for commuters.



## THE INSIDE STORY

This lovely townhouse, tucked away within a quiet cul-de-sac in a great location, offers well-presented, versatile accommodation that would suit a wide range of buyers. Viewing is highly recommended to fully appreciate both the space on offer & the setting. Step inside via the welcoming entrance hallway, which provides access to the main living areas & sets a light, inviting tone. To the front of the property, the lounge enjoys a window overlooking the cul-de-sac, creating a comfortable & relaxing space ideal for unwinding at the end of the day. To the rear, the dining room offers ample space for a table & chairs, making it perfect for everyday family meals or entertaining friends. A window overlooking the garden allows natural light to flow through & enhances the connection with the outdoor space. The newly fitted kitchen is both stylish & practical, finished with contemporary grey gloss wall & base cabinetry complemented by contrasting worktops. The kitchen is equipped with an integrated oven & hob with extractor over, plumbing for a washing machine & space for a fridge freezer, creating a functional space for modern living. Upstairs, the landing leads to two bedrooms, both well-proportioned & tastefully presented. Bedroom one and bedroom two both benefit from fitted wardrobes, providing excellent storage while maintaining a clean & uncluttered feel. The bathroom features a three-piece suite comprising a bath with shower over, wash hand basin & WC. Outside, the property enjoys low-maintenance front & rear gardens, ideal for relaxing, outdoor seating or easy-care enjoyment without the upkeep. Viewing is a must on this lovely home.