

FLOOR PLAN

DIMENSIONS

Dining Kitchen
15' x 10'05 (4.57m x 3.18m)

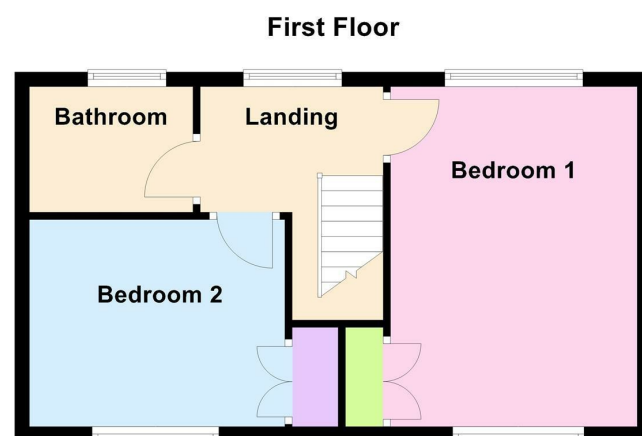
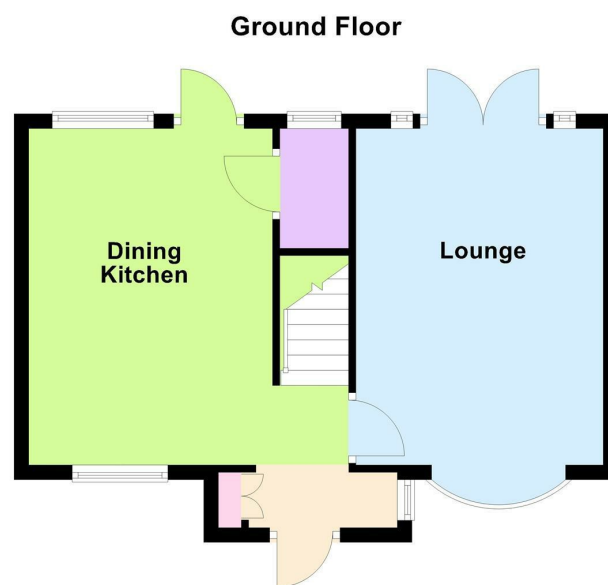
Lounge
15' x 10'11 (4.57m x 3.33m)

Landing

Bedroom One
15' x 10'11 (4.57m x 3.33m)

Bedroom Two
9'08 x 10'07 (2.95m x 3.23m)

Bathroom
5'01 x 7'04 (1.55m x 2.24m)



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.

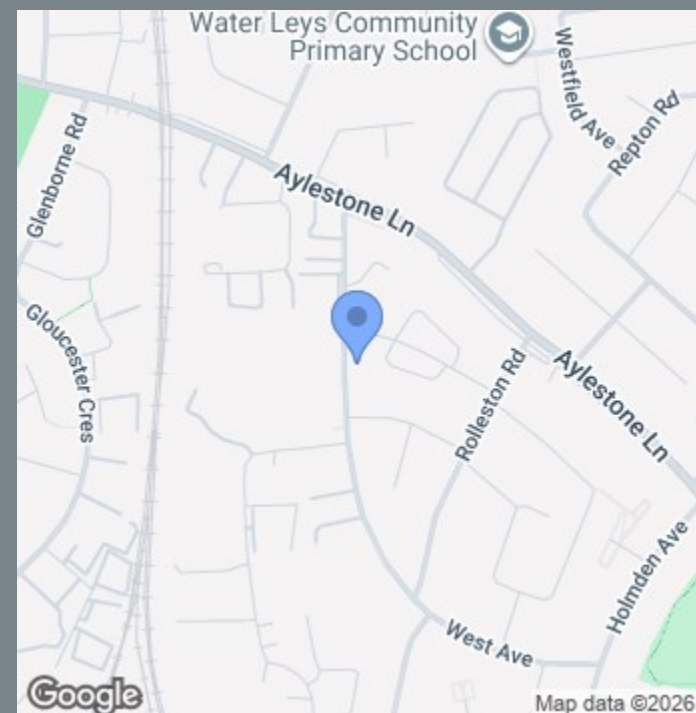
113 West Avenue, Wigston, LE18 2FE
Offers In Excess Of £230,000

OVERVIEW

- Beautiful Home
- Great Location & No Chain
- Modern Dining Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER Rating - D
- Freehold, Tax Band - A

LOCATION LOCATION....

West Avenue is situated within a popular and well-established residential area of Wigston, known for its friendly community atmosphere and excellent everyday convenience. The area benefits from a variety of nearby shops, supermarkets, cafés and local amenities, with Wigston town centre just a short distance away offering a wider range of retail and leisure options. Families are well catered for with a selection of reputable primary and secondary schools within easy reach. Residents also enjoy access to nearby green spaces, including local parks and Knighton Park, providing ideal settings for walking, outdoor activities and relaxation. West Avenue is well positioned for travel, with regular bus services, Wigston railway station offering direct links to Leicester and beyond, and convenient access to the A6, A563 ring road and M1, making it an excellent location for commuters. Combining convenience, green surroundings and a strong sense of community, Wigston remains a highly desirable place to live.



THE INSIDE STORY

Situated in a great and convenient location, this beautiful home is offered to the market with no onward chain, making it an ideal opportunity for a smooth and straightforward move. With well-proportioned rooms and a bright, airy feel throughout, the property is perfectly suited to a range of buyers. At the heart of the home is the modern dining kitchen, thoughtfully designed with sleek grey gloss cabinetry complemented by stylish work surfaces. Dual aspect windows allow natural light to flood the space, creating a bright and welcoming environment. With ample room for a table and chairs, it's an ideal spot for everyday dining, entertaining guests, or even working from home. A door leads directly out to the garden, enhancing the flow of the space. The spacious lounge offers a comfortable and versatile living area, featuring a window to the front aspect along with French doors to the rear, allowing light to stream through and creating a wonderful connection to the garden. This room is perfect for relaxing, entertaining, or spending time with family. Upstairs, the landing leads to two generously sized double bedrooms, both benefiting from fitted wardrobes, providing excellent storage. These rooms offer flexibility for a variety of uses, whether as bedrooms, guest accommodation, or a home office. The bathroom is fitted with a three-piece suite, offering a clean and functional space for everyday use. Externally, the property continues to impress. To the front, a driveway provides convenient off-road parking. To the rear, the garden features a combination of patio and lawn, creating a lovely outdoor space for relaxing, dining, or enjoying the warmer months.

