

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

11'8 x 10'10 (3.56m x 3.30m)

Dining Room

12'0 x 11'3 (3.66m x 3.43m)

Kitchen

8'6 x 7'8 (2.59m x 2.34m)

Bedroom One

15'7 x 11'8 (4.75m x 3.56m)

Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

Shower Room

8'8 x 7'8 (2.64m x 2.34m)



Ground Floor



First Floor



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/
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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.

32 Cherry Street, Wigston, LE18 2BD

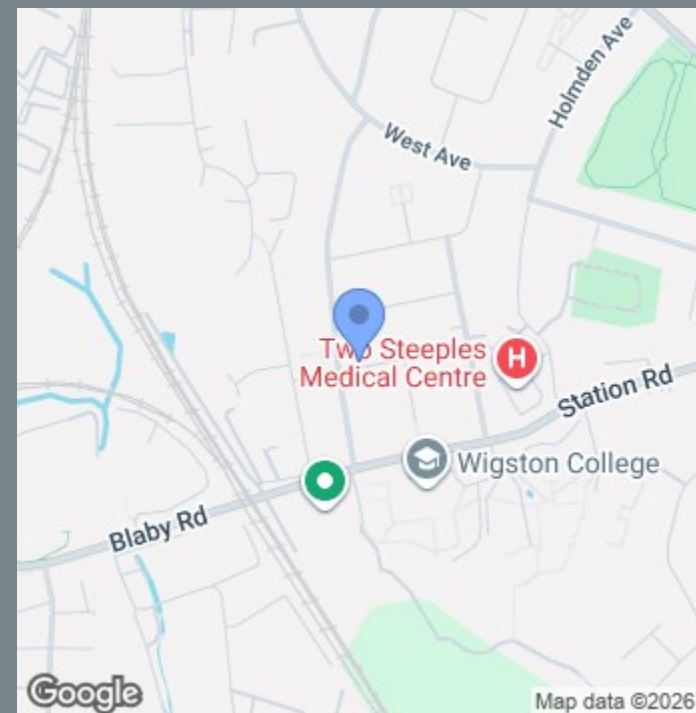
£210,000

OVERVIEW

- Two Bedroom End Terraced
- Light and Airy Lounge
- Separate Dining Room
- Fitted Kitchen With A Pantry
- Stylish Shower Room
- Two Double Bedrooms With Fitted Wardrobes
- Mature Rear Garden, Outhouse Buildings
- Freehold, EER Rating D, Council Tax Band A
- Must Be Viewed

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

Nestled on the charming Cherry Street in Wigston, this delightful terraced house, built in 1890, offers a perfect blend of character and modern living. As you step through the entrance hall, you will appreciate the generous space, complete with convenient understairs shelving for all your storage needs.

The property boasts two inviting reception rooms. The lounge is to the front, a wonderful light and airy room to relax in at the end of a long day. The separate dining room is the perfect space for family meals and entertaining friends. The fitted kitchen has an array of wall and base units, with a very useful pantry and a door takes to the outside.

Upstairs, you will find two double bedrooms both having fitted wardrobes. The stylish shower room has a walk in shower cubicle, wash hand basin and low level WC. One of the standout features of this home is the rear garden, which is thoughtfully divided into three distinct areas. Among these is a dedicated wildlife area, offering a serene escape and a chance to connect with nature right at your doorstep. There is also an outbuilding very useful for storage of garden furniture and tools.

This property is not just a house; it is a home filled with potential, situated in a friendly community. With its charming features and practical layout, it is an excellent opportunity for those looking to settle in Wigston.

