13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge
10'95 x 16'64 (3.05m x 4.88m)

Dining Area
14'04 x 6'8 (4.37m x 2.03m)

Kitchen Area
6'9 x 10'24 (2.06m x 3.05m)

Rear Porch
4'96 x 7'1 (1.22m x 2.16m)

Bedroom One
11'09 x 10'18 (3.58m x 3.05m)

Bedroom Two
8'9 x 13'4 (2.67m x 4.06m)

Shower Room
4'7 x 7'7 (1.40m x 2.31m)

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/
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.

74 Featherstone Drive, Leicester, LE2 9RD

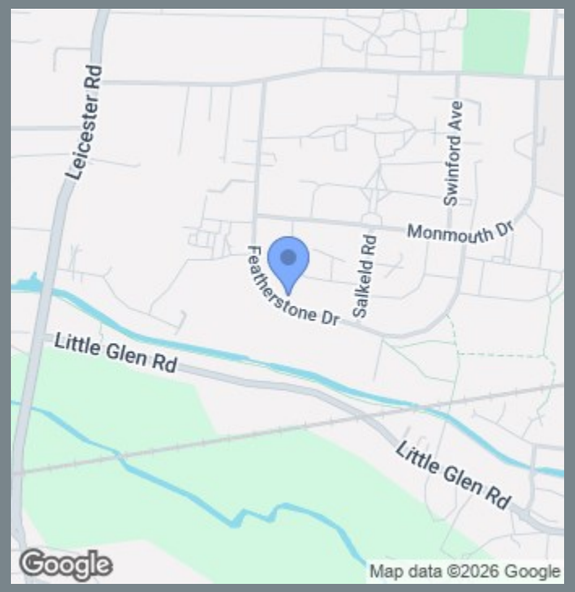
Offers Over £190,000

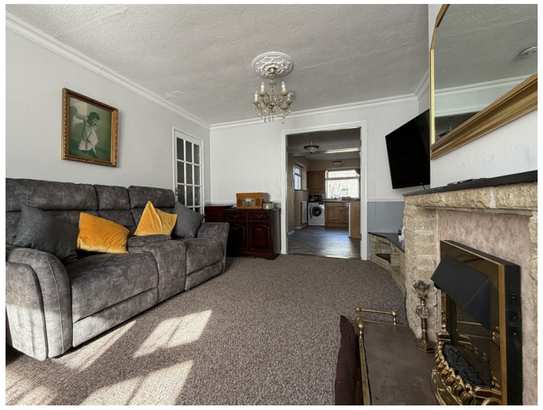
OVERVIEW

- Semi Detached Family Home
- Two Bedrooms
- Lounge
- Kitchen Diner
- Rear Porch/Utility Room
- Shower Room
- Enclosed Rear Garden
- Freehold, Council Tax A, EER TBA
- Non Standard Construction
- NO CHAIN

LOCATION LOCATION....

Eyres Monsell is situated in between South Wigston and Aylestone which is popular for many as this location has everything to offer. Eyres Monsell has a vast amount of local shops and two Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club really makes this location a welcoming community with different events, themed nights and parties all year round. Along with the social club there are plenty of family pubs for a nice evening drink after a long day at work. There are two parks within the Eyres Monsell estate one being a children's park with basketball courts and playing fields and the other being a park with many playing fields , a park area , children's play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.











THE INSIDE STORY

This semi-detached property is offered for sale with no upward chain and offers an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, it is ideal for small families or couples.
The semi-detached design offers a sense of privacy while still being part of a friendly neighbourhood. The layout of this home is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.
Enter through the front door into the entrance hall with a door into the lounge and stairs rising to the first floor. The lounge is light and airy yet has a cosy feel a perfect room to relax in after a long day. The kitchen diner is the heart of this home having ample space for a table and chairs for family meals and entertaining. The kitchen is fitted with an array of wall and base units, gas oven and hob, space for a fridge, freezer and plumbing for a washing machine. The rear lobby is a wonderful extra space and has the versatility to be adapted to suit your needs.
To the first floor are two double bedrooms and a shower room comprising of a walk in shower cubicle, low level WC and wash hand basin.
The rear garden is enclosed and landscaped making it low maintenance for bus families.
This property must be viewed to truly appreciate all this home has to offer.



