

## Room Sizes

**Hallway**  
 14'1 x 6'7

**Living & Dining Room**  
 27'7 inc bay x 11'2

**Extended Kitchen**  
 14'7 x 8'4

**Utility Room**  
 7'6 x 7'2

**Storage Garage**  
 7'9 x 7'2

**First Floor Landing**  
 10'5 x 6'7

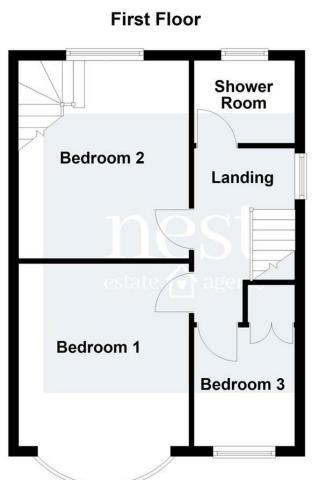
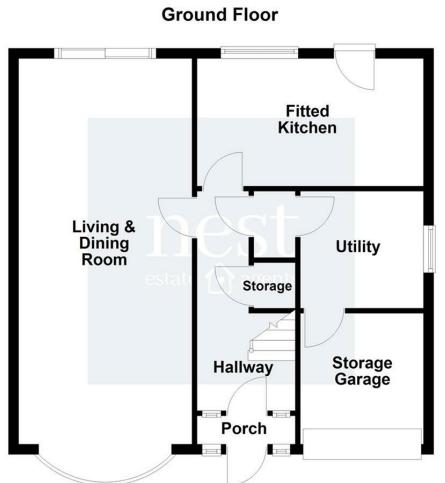
**Bedroom One**  
 14'6 inc bay x 11'1

**Bedroom Two**  
 12'9 x 11'1 max

**Mezzanine Floor**  
 10'2 x 7'4

**Bedroom Three**  
 7'8 x 6'5

**Shower Room**  
 6'6 x 5'4



**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, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Shackerdale Road, Wigston LE18 1BQ

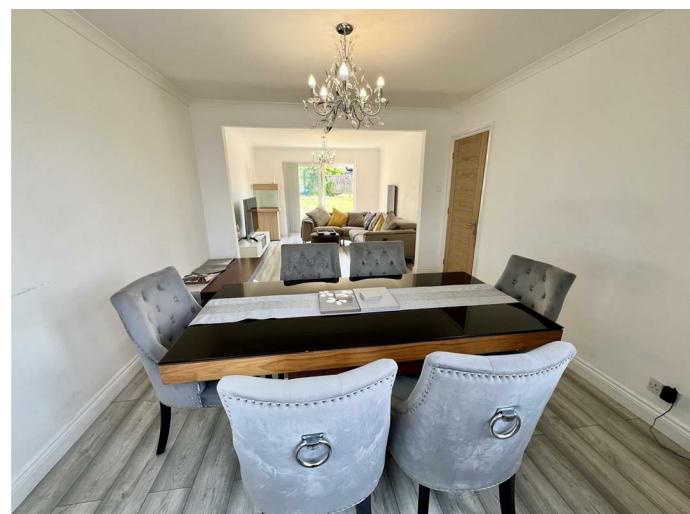
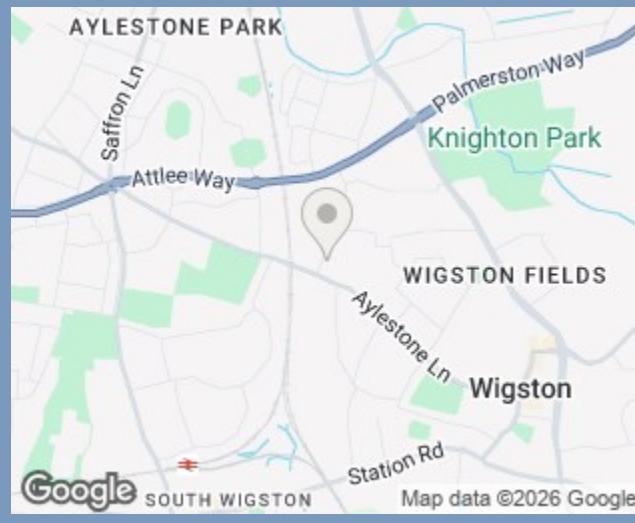
**£320,000**

# The Story Begins

- Traditional Semi Detached Family Home
- Extended To The Rear
- Immaculately Presented Throughout
- Hallway, Living & Dining Room
- Refitted Extended Kitchen
- Utility Area & Storage Garage
- Three Bedrooms Plus Mezzanine Floor
- Refitted Shower Room
- Driveway & Generous Rear Garden
- Energy Rating E, Council Tax Band C & Freehold

## Location Is Everything

Wigston Fields has all the amenities you will need including Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Academy Secondary School. Wigston Fields also has a popular park with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve. Welford Road running through Wigston Fields there are buses passing through daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



## Inside Story

Positioned on the highly sought-after Shackerdale Road in Wigston, this wonderful semi-detached family home has been thoughtfully extended to the rear and improved throughout, making it a must-see for prospective buyers.

As you approach the house, you will find a convenient driveway providing ample off road parking space. Upon entering, you are welcomed by a hallway that leads into a bright and airy living and dining room. This inviting space benefits from dual aspect light sources, creating a warm atmosphere, and features doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The kitchen has been tastefully refitted with stylish units and has been extended behind the garage, providing additional space for culinary creativity. The garage has been partially converted to include a utility area, along with a door leading to a storage garage, enhancing the practicality of the home.

Upstairs, the property boasts three well-proportioned bedrooms. The second bedroom is particularly unique, featuring a mezzanine floor that extends into the loft space, offering a delightful retreat for relaxation or study. A modern shower room completes the upper level, ensuring comfort and convenience for the whole family.

The rear garden is a generous and enclosed space, perfect for outdoor entertaining or simply enjoying the fresh air. It features a lovely patio area and a well-maintained lawn, providing an ideal setting for family gatherings or quiet evenings.

This delightful home on Shackerdale Road is not only a fantastic family residence but also a wonderful opportunity to enjoy the vibrant community of Wigston. Viewing is highly recommended to fully appreciate all that this property has to offer.

