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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

15'3 x 11'8

### Dining Kitchen

11'8 x 9'5

### First Floor Landing

### Bedroom One

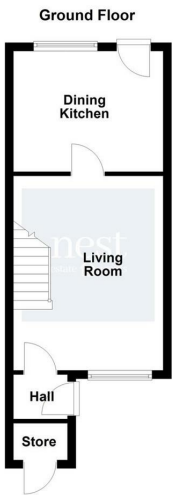
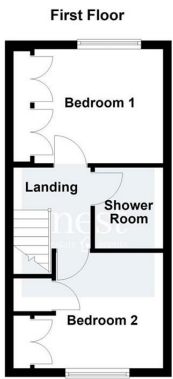
11'8 x 9'5

### Bedroom Two

8'9 min x 8'6 min

### Shower Room

6'8 x 5'6



Guilford Drive, Wigston LE18 1HF

£190,000

**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)

**FREE PROPERTY VALUATION** 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 2772277 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 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.



# The Story Begins

- Mid Town Home With No Upward Chain
- Parking To The Rear
- Recarpeted & Redecorated Throughout
- Entrance Hallway & Living Room
- Dining Kitchen With New Flooring
- First Floor Landing & Shower Room
- Two Double Bedrooms With Wardobes
- Enclosed Rear Garden
- Freehold
- Energy Rating E & Council Tax Band B

# 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

Perfectly suited to first-time buyers or investors, this charming two-bedroom mid-townhouse is offered with no onward chain and has been recently refreshed with new carpets and redecorated throughout, providing a ready-to-move-into home. It is ideally situated in the popular Wigston Fields area, a vibrant and well-connected community offering a range of local amenities, schools, and transport links.

The property welcomes you via a handy entrance porch before stepping into the bright and inviting lounge. This room benefits from a good size window, allowing natural light to fill the space and creating a warm, welcoming atmosphere. A wall-mounted fireplace serves as a focal point, perfect for relaxing or entertaining guests in comfort.

To the rear, the dining kitchen is both practical and sociable, making it the heart of the home. It features a modern arrangement of white wall and base units, a stainless steel sink with mixer tap, and plumbing for a washing machine. There is space for a cooker and fridge freezer, as well as ample room for a dining table and chairs, creating a versatile space for family meals or casual entertaining. A courtesy door opens directly onto the garden, providing a seamless transition from indoor to outdoor living, ideal for enjoying warm summer evenings or alfresco dining.

Upstairs, the landing leads to two well-proportioned double bedrooms, each offering built-in wardrobes to maximise storage. The modern shower room completes the first floor, featuring a vanity wash hand basin, low-level WC, and walk-in shower, finished to a contemporary standard.

Outside, the rear garden is designed for low maintenance and includes a patio area, making it a practical and enjoyable space for outdoor relaxation. Allocated parking to the rear adds convenience for residents. The property also benefits from WiFi and remote-controlled modern electric heating.

