1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Living Room
11'05 x 11'08

Dining Room
11'05 x 11'07

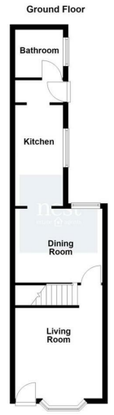
Kitchen
12'10 x 6'09

Bedroom One
12'10 x 11'08

Bedroom Two
12'10 x 11'08

Dressing Room / Bedroom
12'10 x 5'09

Bathroom
6'09 x 6







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 who will be pleased to arrange an appointment to view. Or visit our website at 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.

Healey Street, Wigston LE18 4PX

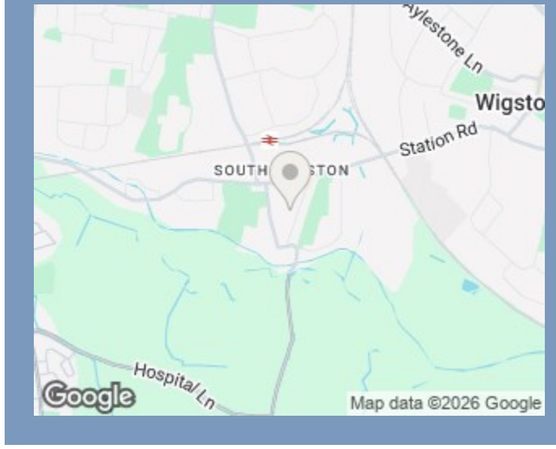
£170,000

The Story Begins

- Traditional Terrace Home
- Ideal First Time Buy
- Conveniently Located
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Two Double Bedrooms
- Dressing Room / Occasional Bedroom
- Enclosed Rear Garden
- Freehold, Council Tax Band A & Energy Rating D

Location Is Everything

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs , nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the Newly Built South Leicestershire College all within the heart of the town. The newly designed South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and upto the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.











Inside Story

Situated in a popular and convenient location in South Wigston, this traditional terraced home offers an ideal opportunity for first-time and investment buyers.

The property is approached via a walled frontage and opens into the front reception room, currently utilised as a music room but equally suited to a formal dining room. Continuing through, the living room features an attractive exposed brick feature wall incorporating a fireplace, creating an appealing focal point, along with a useful storage cupboard.

The kitchen is fitted with a range of white wall and base units, contrasting work surfaces, sink and drainer, oven and hob. An adjoining lobby provides space for additional appliances and a courtesy door leading directly to the rear garden.

The ground floor is completed by the bathroom, fitted with a white suite comprising of bath and overhead shower, pedestal wash hand basin and low-level WC.

To the first floor are two well-proportioned double bedrooms, offering comfortable accommodation and flexibility for furnishings. Accessed from the rear bedroom is a further versatile room, currently used as a gym. This could lend itself to a dressing room, hobby room or occasional bedroom, with the potential to create an en-suite, subject to any necessary consents.

Outside, the enclosed rear garden features a patio area, lawn and decking, providing a variety of spaces to enjoy. The timber gazebo seating area, created by the current owner, offers an additional spot for relaxing or entertaining, while gated side access adds convenience.

With its traditional character, adaptable layout and convenient setting, this home offers plenty of scope to create a space suited to your own tastes and requirements, while also presenting an appealing investment opportunity.

