

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

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ESTATE AGENTS

## Room Sizes

**Living Room**  
28'05 x 11'03 max

**Kitchen**  
21'11 x 6

**Bedroom One**  
13'04 x 11'08

**Bedroom Two**  
11'09 x 8'06

**Bathroom**  
12'05 x 6



Healey Street, Wigston LE18 4PY

£179,950

**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.

# The Story Begins

- Traditional Terraced Home
- No Upward Chain
- Living And Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- EPC Rating - TBC
- Council Tax Band - A
- Freehold

# 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

The property is fantastic and ready for a new owner to make it their own. Located on Healey Street in South Wigston, this traditional terraced home offers an excellent opportunity for those seeking a comfortable and inviting living space in a convenient and well-connected area.

On entering, you are welcomed into a spacious living and dining room, which provides a versatile space perfect for both relaxation and entertaining. Large windows allow plenty of natural light to fill the room, creating a warm and airy atmosphere. The fitted kitchen is practical and functional, with ample storage and work surfaces, ideal for everyday cooking and meal preparation. The family bathroom is conveniently located, featuring modern fittings and easy access for all residents.

Upstairs, the property boasts two generous double bedrooms, offering plenty of space for a family, a home office, or additional storage. Both rooms benefit from large windows and neutral décor, providing a blank canvas for personalization.

The enclosed rear garden offers a private outdoor space, perfect for gardening, outdoor dining, or enjoying time with family and friends. It provides a safe and secure area for children to play and is ideal for summer barbecues or quiet evenings outdoors.

Additionally, the property is offered with no upward chain, making the buying process smoother and more straightforward. Situated close to local shops, schools, parks, and transport links.