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
17'9 x 11'11 (5.41m x 3.63m)

Dining Room
12' x 11'6 (3.66m x 3.51m)

Kitchen
15'6 x 6'2 (4.72m x 1.88m)

Utility
7' x 6' (2.13m x 1.83m)

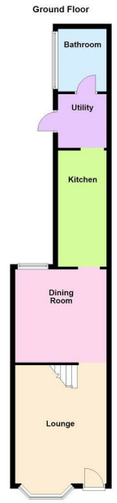
Bathroom
8' x 6' (2.44m x 1.83m)

Landing

Bedroom One
12' x 11'11 (3.66m x 3.63m)

Bedroom Two
8'11 x 10' (2.72m x 3.05m)

Bedroom Three
13'6 x 6' (4.11m x 1.83m)







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.

9 Fairfield Street, Wigston, LE18 4SN

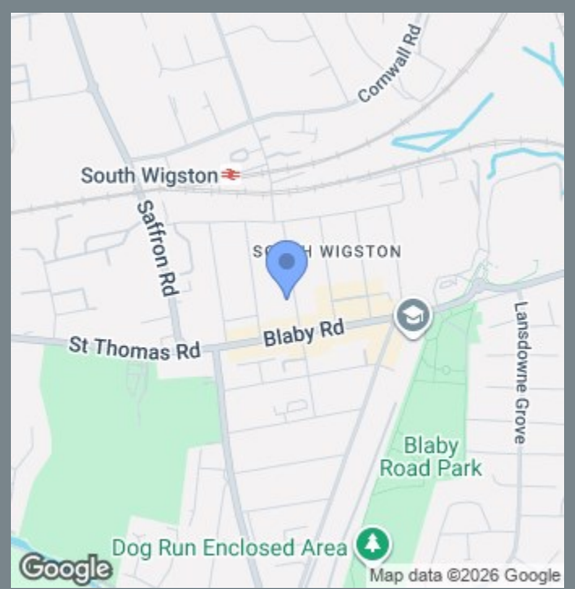
Offers In Excess Of £190,000

OVERVIEW

- Spacious Terraced Home
- Great Location
- Lounge With Bay Window
- Dining Room & Kitchen
- Utility Room
- Downstairs Bathroom
- Three Bedrooms
- Low Maintenance Garden
- Viewing Is Highly Recommended
- EER -C , Freehold, Council Tax - A

LOCATION LOCATION....

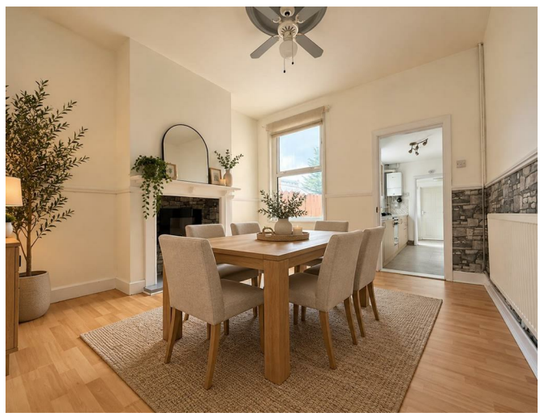
Fairfield Street enjoys a fantastic position within the ever-popular community of South Wigston, an area renowned for its excellent amenities, strong community spirit & superb transport links. Residents benefit from a great selection of local shops, supermarkets, cafés, traditional pubs & everyday conveniences, while nearby Wigston town centre, Blaby & Fosse Park provide an even wider choice of shopping, dining & leisure facilities. Families are well catered for with a selection of well-regarded schools, parks, sports clubs & recreational facilities, creating a welcoming neighbourhood for all ages. Nature lovers can enjoy nearby Blaby Road Park, the Grand Union Canal & Aylestone Meadows, offering beautiful walking & cycling routes just a short distance away. South Wigston railway station is within easy reach, providing direct services to Leicester, Birmingham & beyond, while excellent road links via the A6, A563 ring road, M1 & M69 make commuting simple. Combining everyday convenience, a friendly community & outstanding connectivity, Fairfield Street is a wonderful place to call home.











THE INSIDE STORY

Situated in a fabulous location, this lovely terraced home offers spacious and well-presented accommodation, perfectly suited to first-time buyers, growing families or those looking for a home full of character and charm. With generous living spaces and three bedrooms, the property provides a wonderful balance of comfort and practicality. Stepping inside, you are welcomed into a bright and inviting lounge, where a beautiful bay window fills the room with natural light, while the feature fireplace creates an attractive focal point and a cosy atmosphere. This is the perfect place to relax and unwind after a busy day. The separate dining room offers a versatile space that's ideal for family meals, entertaining guests or even creating a play area or home working space if required. Leading from here is the kitchen, which provides ample storage and preparation space, making everyday cooking a pleasure. Just off the kitchen is a practical utility room, providing valuable additional storage and laundry space while keeping everyday household tasks neatly tucked away. Completing the ground floor is the family bathroom, conveniently positioned and fitted to cater for modern living. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for families, guests or those needing a dedicated home office. Outside, the rear garden has been designed with ease of maintenance in mind, creating an enjoyable outdoor space that's perfect for relaxing in the sunshine, dining al fresco or entertaining family and friends without the upkeep of a larger garden & two sheds offer practical storage. Offering generous accommodation, character features and a sought-after location, this delightful home is ready for its next owners to move in and make it their own.







