

FLOOR PLAN

DIMENSIONS

Entrance Hall

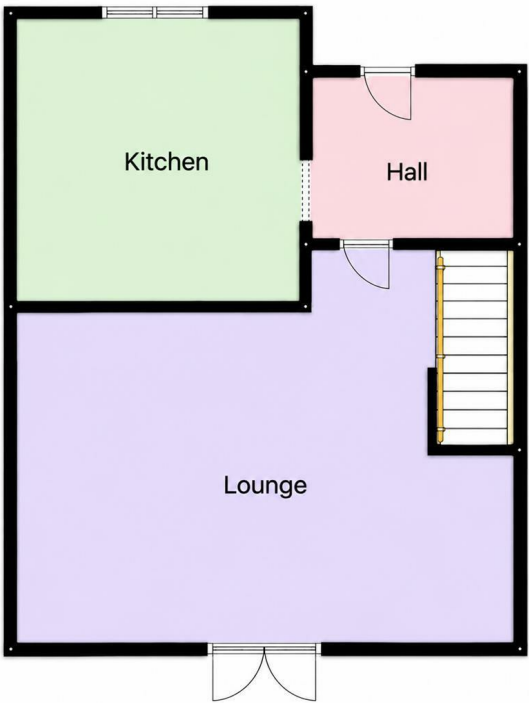
Lounge Diner
16'4 x 11'10 (4.98m x 3.61m)

Kitchen
7'9 x 6'2 (2.36m x 1.88m)

Bedroom One
11'5 x 9'6 (3.48m x 2.90m)

Bedroom Two
10'9 x 5'6 (3.28m x 1.68m)

Bathroom
5'5 x 5'3 (1.65m x 1.60m)



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.

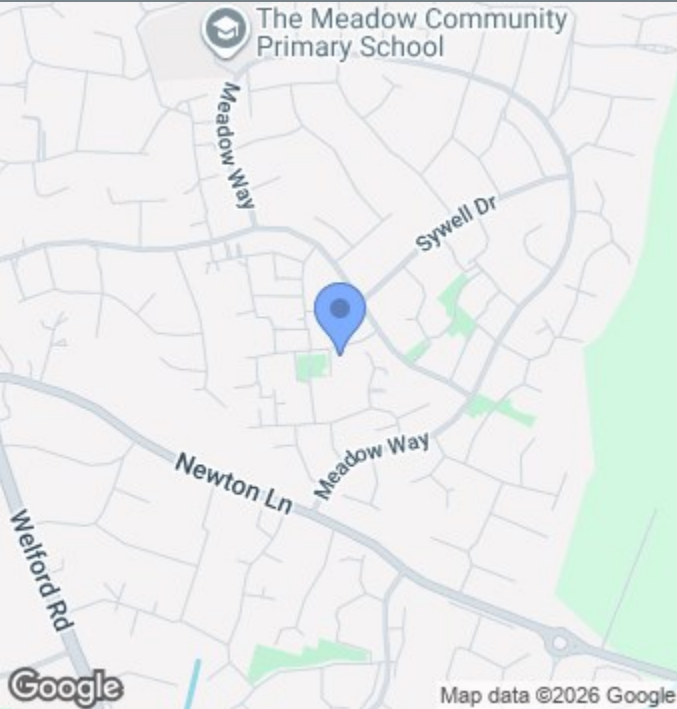
60 Alport Way, Wigston, LE18 3WN
Offers In Excess Of £200,000

OVERVIEW

- Fabulous First Time Or Investment Buy
- Great Location
- Entrance Hallway
- Fitted Kitchen
- Lounge Diner
- Two Bedrooms
- Rear Garden & Parking
- Viewing Advised
- EER - , Freehold
- Council Tax - B

LOCATION LOCATION....

Alport Way enjoys a lovely position within the ever-popular Wigston Meadows, a well-established & family-friendly neighbourhood with a welcoming community feel and plenty of green space to enjoy. Everyday amenities are conveniently close by, with local shops, a beauty salon, pub & Indian restaurant serving the Meadows, while Wigston town centre is just a short distance away offering Sainsbury's, Aldi, independent shops, cafés & everyday services. Families are particularly well catered for with The Meadow Community Primary School & Pre-School at the heart of the area, alongside children's play areas and open spaces perfect for family time. The semi-rural setting is a real attraction, with footpaths, cycleways & countryside close by for weekend walks and dog walks. Regular bus services run through the Meadows towards Wigston, South Wigston & Leicester, while South Wigston railway station, the A6, M1 & M69 are all within easy reach for commuters. With shops, schooling, green spaces & excellent connections all close to home, Alport Way offers a wonderful setting for family life.



THE INSIDE STORY

Offering an ideal opportunity for first-time buyers or investors this lovely two-bedroom home is well placed for local amenities & everyday conveniences with comfortable accommodation that is easy to settle into & make your own. Stepping inside the entrance hall provides a welcoming introduction to the home. Positioned to the front is the kitchen which is fitted with a good range of wall & base units providing ample storage & preparation space. There is a stainless steel sink drainer with mixer tap plus plumbing for a washing machine & space for a fridge freezer. To the rear is the spacious lounge diner which provides plenty of room to create separate areas for relaxing & dining. There is space for a comfortable sofa arrangement alongside a dining table & chairs making this a sociable room for quiet evenings or entertaining friends. French doors open directly onto the garden allowing plenty of natural light to flow in & creating an easy connection with the outside space during the warmer months. Upstairs the landing leads to two bedrooms with the flexibility for the second room to work equally well as a guest bedroom nursery or home office. Completing the first floor is the bathroom which is fitted with a classic white three-piece suite. Outside the property benefits from gardens to both the front & rear. The rear garden combines a patio area ideal for outdoor seating & summer dining with a lawn providing space to enjoy the sunshine or for children to play. Private allocated parking completes this appealing home which would make a wonderful first step onto the property ladder or a great addition to an investment portfolio.

