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

Entrance Porch
6'07 x 2'32 (2.01m x 0.61m)

Entrance Hall
1608 x 5'95 (490.12m x 1.52m)

Dining Room
12'50 x 15'23 max (3.66m x 4.57m max)

Lounge
12'44 x 12'50 (3.66m x 3.66m)

Kitchen
7'69 x 9'32 (2.13m x 2.74m)

Bedroom One
12'94 x 9'97 (3.66m x 2.74m)

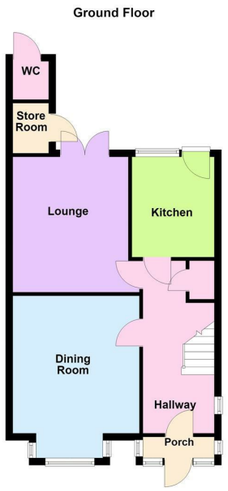
Bedroom Two
12'47 x 10'91 (3.66m x 3.05m)

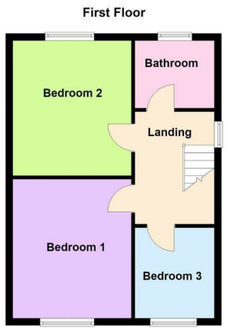
Bedroom Three
8'34 x 7'53 (2.44m x 2.13m)

Family Bathroom
6'55 x 5'89 (1.83m x 1.52m)

Outside Toliet
3'4 x 4'76 (1.02m x 1.22m)

Brick Storage Shed
3'4 x 4'78 (1.02m x 1.22m)





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.

24 Brighton Avenue, Wigston, LE18 1JA

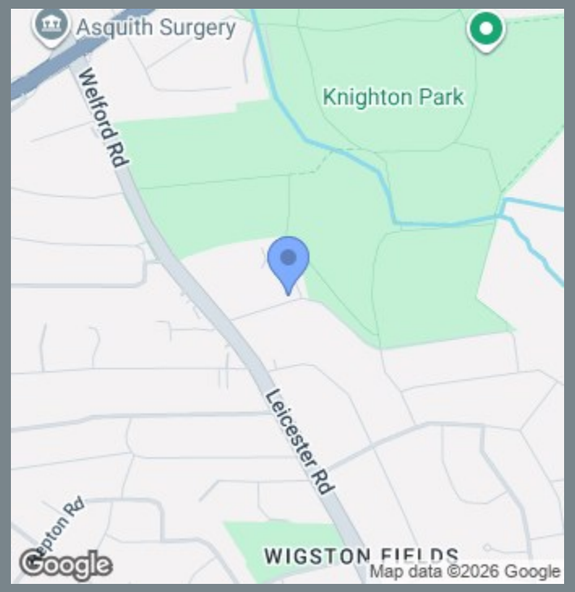
£270,000

OVERVIEW

- Traditional Semi Detached Family Home
- Light And Airy Dining Room
- Lounge With French Door Into The Garden
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Plenty Of Outside Storage With Two Sheds, Outside WC
- Beautiful Mature Rear Garden With Fruit Trees - True Gardeners Delight
- Freehold, Council Tax Band B, EER Rating TBC
- Must Be Viewed

LOCATION LOCATION....

Situated opposite Knighton Park on Brighton Avenue in the lovely Wigston Fields which is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, 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 Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston's brand new Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Leicester Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



THE INSIDE STORY

Nestled on the charming Brighton Avenue in Wigston, this delightful semi-detached family home offers a perfect blend of comfort and character. Maintaining charm throughout, it is clear this home has been truly loved and must be viewed to truly appreciate the accommodation on offer. This property is ideal for growing families or young first time buyers.

Enter through the lovely entrance porch, then into the hall with stairs to the first floor and doors to your downstairs living. The dining room is to the front, a lovely light and airy room perfect for family meals or get togethers with friends. The warm and welcoming lounge features a gas fire that creates a cosy atmosphere, perfect for relaxing in the evening with French doors opening out into the garden. The modern kitchen is fitted with an array of wall and base units, offering plenty of space for those who enjoy cooking.

To the first floor are three good size bedrooms additionally, featuring charming picture rails, adding a touch of elegance and character to the home

The bathroom is equipped with a bath, low level wc and wash hand basin, providing both convenience and comfort for your daily routines.

The rear garden is truly a gardener's delight, mainly laid to lawn boasting four apple trees, a cherry tree, and so much space for growing your own vegetables or simply enjoying the beauty of nature. The side gated access adds practicality, allowing for easy entry to the garden.

This property is not just a house; it is a place where memories can be made and cherished.

With its appealing features and lovely garden, this semi-detached house on Brighton Avenue is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home.