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

Dining Room
11'0" x 12'0" (3.36m x 3.67m)

Lounge
11'0" x 15'5" (3.36m x 4.71m)

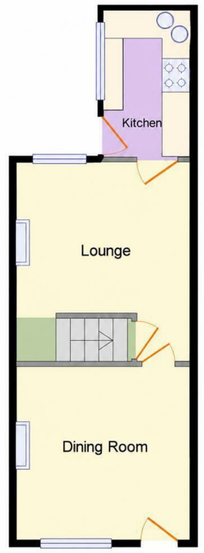
Kitchen
5'4" x 9'11" (1.63m x 3.03m)

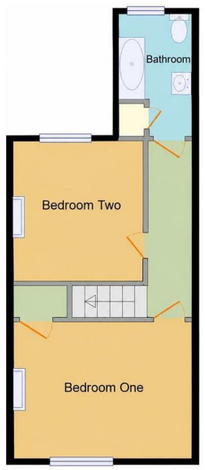
Landing

Bedroom One
11'0" x 12'0" (3.36m x 3.68m)

Bedroom Two
8'1" x 12'3" (2.47m x 3.75m)

Bathroom
4'11" x 9'6" (1.5m x 2.91m)







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.

58 Gladstone Street, Fleckney, Leicester, LE8 8AG

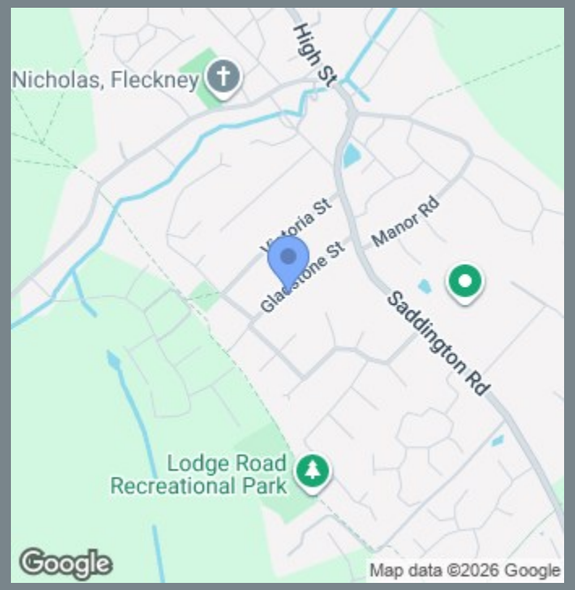
Offers In Excess Of £180,000

OVERVIEW

- Stunning Terraced Home
- Fabulous Village Location
- Beautiful Lounge
- Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Landscaped Rear Garden
- Viewing Is A Must
- EER - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Gladstone Street enjoys a convenient position within the popular village of Fleckney, a friendly & well-established community surrounded by beautiful Leicestershire countryside. The village centre is just a short stroll away, with Central Co-op Food Fleckney, a Post Office, pharmacy, GP surgery, independent shops, cafés, pubs & takeaways providing plenty for everyday life. Families are well catered for with Fleckney Church of England Primary School around half a mile away, while Kibworth Mead Academy provides secondary schooling in nearby Kibworth. Fleckney has a lovely community feel with local clubs, village activities & sports facilities, while Fleckney Recreation Ground and Fleckney Sports Centre provide plenty of opportunity for sport, play & time outdoors, with countryside walks easily accessible from the village. Travel is convenient too, with bus stops close to Gladstone Street providing links to the surrounding villages & Leicester, while road connections make travelling towards Wigston, Market Harborough, Leicester, the A6 & M1 straightforward. With village amenities, schooling, green spaces & a strong sense of community all close at hand, Gladstone Street offers a wonderfully welcoming place to call home.











THE INSIDE STORY

Beautifully presented throughout this stunning terraced home sits within a fabulous village location & would make an ideal first time purchase or an attractive investment opportunity. With two reception rooms two double bedrooms & a lovely landscaped garden there is plenty of space to settle straight into & enjoy. To the front is a welcoming dining room where a window brings in plenty of natural light & a feature fireplace adds warmth & character. There is ample room for a dining table & chairs making this a lovely setting for everything from everyday meals to entertaining friends. Beautiful oak flooring flows through into the lounge creating a sense of continuity between the two rooms. The lounge itself is another inviting space with a beautiful feature fireplace providing the focal point & a window overlooking the rear garden. Generous enough for comfortable seating this is the perfect room to relax in at the end of the day. The kitchen is fitted with a range of cream shaker style wall & base units complemented by wood effect worktops creating a timeless finish with plenty of storage & preparation space. Upstairs the landing leads to two genuine double bedrooms both offering excellent proportions with plenty of room for bedroom furniture. Completing the first floor is the bathroom fitted with a classic white three piece suite including a bath with shower over giving you the option of a quick morning shower or a relaxing soak. Outside the landscaped rear garden has been thoughtfully arranged for easy enjoyment. A patio provides the perfect spot for alfresco dining followed by a lawn & a further seating area towards the top of the garden creating another lovely place to sit back with a drink & enjoy the sunshine. A gorgeous village home with character space & plenty to offer its next owner.







