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 Hall

Lounge
11'06 x 13'08 (3.51m x 4.17m)

Breakfast Kitchen
8'11 x 10'09 (2.72m x 3.28m)

Downstairs Shower Room
8'11 x 4'10 (2.72m x 1.47m)

Landing

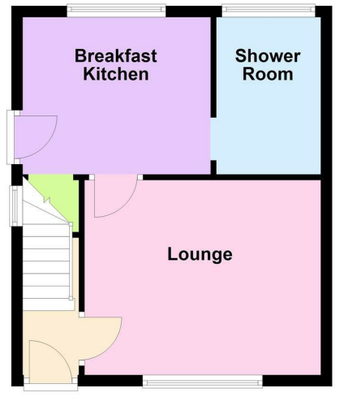
Bedroom One
10'04 x 9'06 (3.15m x 2.90m)

Bedroom Two
10'04 x 8'05 (3.15m x 2.57m)

Bedroom Three
7'03 x 7'06 (2.21m x 2.29m)

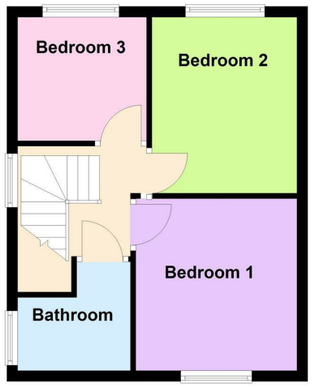
Bathroom
7'04 x 6'05 (2.24m x 1.96m)

Ground Floor
Approx. 0.0 sq. feet



Total area: approx. 0.0 sq. feet

First Floor
Approx. 0.0 sq. feet



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.

139 Kingston Avenue, Wigston, LE18 1HP

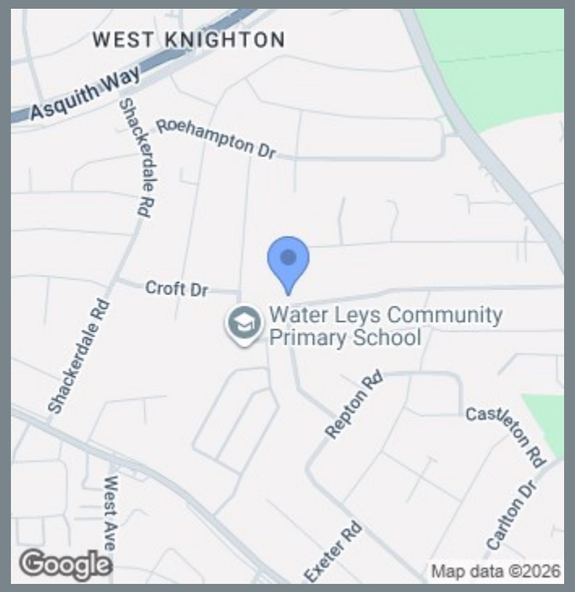
£200,000

OVERVIEW

- Great Size Plot & No Chain
- Semi Detached House
- Popular Location
- Hallway & Lounge
- Breakfast Kitchen & Downstairs Shower Room
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Extensive Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band -

LOCATION LOCATION....

Kingston Road in Wigston is a sought-after location offering everyday convenience, great amenities & a warm community feel. Families are well served by excellent local schools including Glenmere Primary, All Saints, Little Hill & Wigston Academy, with Wigston College nearby for post-16 education. Parks & open spaces are close at hand, ideal for walks, playtime or simply relaxing outdoors. A variety of shops, cafés & local amenities can be found in Wigston town centre, all just a short stroll away, while the popular Fosse Park retail destination is only a brief drive for even more choice. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road & motorways, plus South Wigston train station offering convenient rail connections. With its great schools, handy shops, green spaces & welcoming neighbourhood feel, Kingston Road is a fantastic place to call home.



THE INSIDE STORY

Nestled in a highly sought-after location, this delightful property presents a wonderful opportunity for those looking to create their dream home. Set on a fabulous plot and offered to the market with no upward chain, it combines spacious accommodation with huge potential for modernisation. The ground floor features an inviting entrance hall, a generous lounge perfect for family living, a breakfast kitchen with garden views, and a convenient downstairs shower room. Upstairs, a well-proportioned landing leads to three comfortable bedrooms and a family bathroom. Outside, the home boasts a driveway to the front, a detached garage, and a beautifully extensive garden—ideal for outdoor entertaining or future expansion. With its charming setting and scope to add value, this is a fantastic opportunity not to be missed.