

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

11'2 x 9'11 (3.40m x 3.02m)

Family Living Kitchen

14'03 x 22'05 (4.34m x 6.83m)

Landing

Bedroom One

10'08 x 14'2 (3.25m x 4.32m)

Bedroom Two

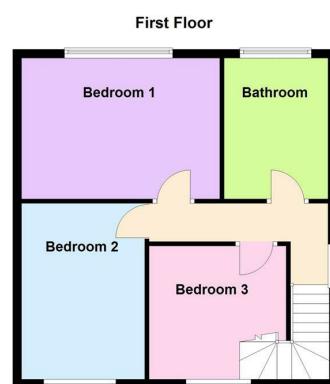
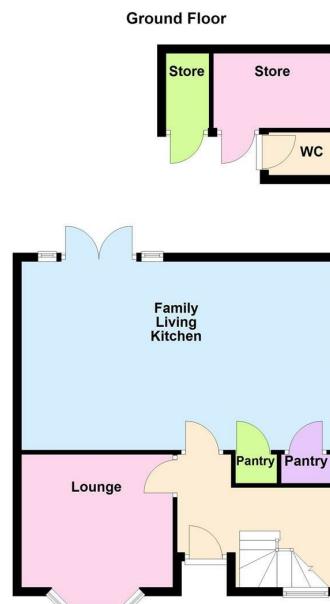
13'6 x 9' (4.11m x 2.74m)

Bedroom Three

10'3 x 10' (3.12m x 3.05m)

Family Bathroom

10'7 x 7'10 (3.23m x 2.39m)



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

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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.

8 South Avenue, Wigston, LE18 2ES

£300,000

OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- No Onward Chain
- Entrance Hallway & Lounge
- Beautiful Family Living Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Driveway & Enclosed Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

South Avenue is situated within a well-established and popular residential area of Wigston, known for its strong sense of community and convenient local amenities. A variety of shops, supermarkets, cafés and everyday services are easily accessible, with Wigston town centre close by for additional retail and leisure options. The area is well served by a choice of reputable primary and secondary schools, making it particularly appealing to families. Residents also benefit from nearby parks and green spaces, providing ideal settings for leisure, walking and outdoor activities. South Avenue enjoys excellent transport links, including regular bus services, Wigston railway station with direct connections to Leicester and beyond, and straightforward access to major road routes such as the A6 and M1, making it a practical and well-connected location for commuters.



THE INSIDE STORY

This truly stunning & spacious family home is perfectly positioned within a quiet cul-de-sac, in a fabulous location, & is offered with the added benefit of no onward chain, making it an ideal choice for buyers seeking both style & convenience. A welcoming entrance hallway, finished with elegant parquet flooring, sets a refined tone from the moment you step inside. The lounge is modern & inviting, centred around a log-burning stove which creates a warm, cosy atmosphere – the perfect space for relaxing evenings or entertaining guests. The real heart of the home is the wonderful family living kitchen, designed for both everyday life & social occasions. Fitted with striking modern black wall & base cabinets complemented by contrasting worktops, this space is as stylish as it is practical. A matching central island incorporates a breakfast bar, ideal for informal dining, morning coffee or homework time. Integrated appliances include a fridge freezer, dishwasher, eye-level oven & microwave, creating a sleek & streamlined finish. The dining area offers ample space for a family table & chairs & enjoys French doors opening directly onto the garden, seamlessly blending indoor & outdoor living. Stairs rise to the first floor, where you will find three beautifully presented double bedrooms, each offering flexible use as comfortable sleeping accommodation, a guest room or home office. The family bathroom is a standout feature, fitted with a luxurious four-piece suite comprising a freestanding bath with centre taps, walk-in shower, wash hand basin & WC – creating a spa-like retreat. Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, the great-sized garden is mainly laid to lawn & complemented by a variety of seating areas, perfect for relaxing, entertaining or family play. Additional outdoor features include an outside WC & a useful storage shed, adding further practicality.

