

## FLOOR PLAN

### DIMENSIONS

**Entrance Area**

**Lounge**

**Kitchen**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Shower Room**



**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 1a Lutterworth Road, Blaby, Leicester, LE8 4DW

Telephone: 0116 2771777 • Email: [lettings@duckletts.co.uk](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

1 Broughtons Field, Wigston, Leicestershire, LE18 3LJ  
£895 Per month

## OVERVIEW

- Semi Detached Home
- Lounge With Patio Doors
- Kitchen
- Two Bedrooms
- Shower Room
- Wrap Around Garden
- Off Road Parking
- Sought After Location
- EPC RATING D ; Council tax Rating : B

## LOCATION LOCATION....

Wigston Harcourt located in between the village of Wigston and the beautiful countryside village of Kilby, making this area of Wigston the most beautiful with its picturesque views out onto the surrounding villages. Although Wigston Harcourt is set back into the fields of Wigston you are only a short drive or walk away from all local amenities and schools for all ages. Wigston Harcourt is also home to South Leicestershire Rugby Ground which hosts one of Leicester biggest bonfire night displays. A short walk down the winding country roads will lead you to Kilby Bridge where you will find a stunning, canal side family pub perfect for a spot of lunch or dinner whilst taking in the beauty of the surrounding countryside. Buses come through Wigston Harcourt on a regular basis giving you easy access to the City Centre. Surrounding Motorways are also only a short drive away.



## THE INSIDE STORY

*Semi detached home in the sought after location of Wigston Harcourt. Entering through the front door you are greeted into the hallway with access to your downstairs living accommodation. The kitchen is fitted with an array of wall and base units, electric oven and hob with extractor over, sink with mixer tap, space for a free standing fridge freezer and a window to the front aspect. Through into the lounge you will find stairs rising to the first floor and patio door opening out to the garden. To the first floor are two bedrooms with the master being a good size double bedroom and the second bedroom being the perfect children bedroom or office space. The shower room comprises of a corner shower with glass screen, pedestal wash hand basin and low level WC. Externally this home has a wrap around rear garden mainly laid to lawn with a patio area for outside dining during the summer months. To the front of the property is off road parking for one vehicle and a pretty front garden with pathway leading to the front door.*

*EPC RATING D ; Council tax Rating : B*

