

FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
11'0" x 10'8" (3.37m x 3.27m)
- Dining Room**
11'11" x 10'8" (3.65m x 3.27m)
- Kitchen**
13'11" x 7'0" (4.26m x 2.15m)
- Bedroom One**
12'2" x 11'5" (3.72m x 3.50m)
- Bedroom Two**
11'10" x 9'2" (3.63m x 2.81m)
- Family Bathroom**
13'6" x 6'11" (4.14m x 2.12m)



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.



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.
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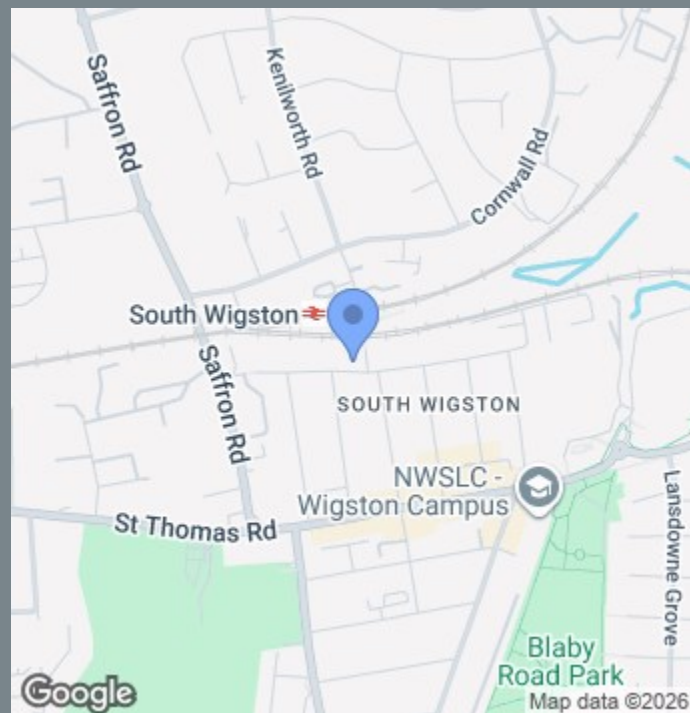
87 Kirkdale Road, Wigston, LE18 4SR
Price Guide £100,000

OVERVIEW

- FOR SALE BY MODERN AUCTION
- Two Bedroom Terraced Property
- Lounge
- Sitting Room/Dining Room
- Close to Shops And Local Amenities
- Vacant Possession
- EPC To Be Advised, Freehold

LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and is home to the beautiful St Thomas Church. Education wise there is Parklands Primary School, South Wigston Secondary School and the Newly Built South Leicestershire College all within the heart of the town. The newly designed Park is popular for all ages with its green, tennis courts, football pitches, childrens play areas and its very own skate park. Take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for family days out. South Wigston has many bus routes including one into the City Centre. Motorways are also only a short drive away and South Wigston also benefits from its own Train Station which passes through Leicester and Narborough.



THE INSIDE STORY

*For Sale by National Online Auction on the 28th of May 2026
The auction will commence at 09:00 & will be broadcast online with live auctioneers. Bidding is available by proxy, online or by telephone, subject to registration by 5pm the day prior to the auction.*

A well proportioned, traditional, terraced house situated in a highly convenient location.

The property benefits from uPVC double glazing but requires general modernisation throughout. Offering excellent scope to turn into a great family home or excellent buy to let investment.

Well placed for a great range of amenities including shops, parks and schooling and within a few minutes walk of the train station.

Sold freehold and with vacant possession.

Must be viewed to fully appreciate all this property has to offer.

https://www.btgeddisonspropertyauctions.com/properties/202604180832sq_t280526/for-auction-wigston

