



Nugent Street, Leicester

- Available immediately
- Bright living room
- Fitted kitchen with external utility area
- Modern family bathroom
- Excellent transport links
- Situated on the outskirts of the City
- Separate dining room
- Two well-proportioned bedrooms
- Low-maintenance rear garden
- Contact Hunters Wigston

£1,000 Per Month

Tenure:

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HERE TO GET *you* THERE

Nugent Street, Leicester

DESCRIPTION

Available immediately and conveniently positioned on the fringe of the city, this well-presented home offers comfortable living, practical space, and excellent connectivity, making it an ideal choice for professionals, couples, or small families.

The property enjoys a highly convenient location with local shops, schools, supermarkets, and everyday amenities all within easy reach. Excellent road and public transport links provide straightforward access to the city centre, surrounding motorway networks, and nearby leisure facilities, including Fosse recreational park.

Inside, the home offers a welcoming and easy-flowing layout. The bright living room provides a comfortable space to relax and unwind, with natural light creating a warm and inviting atmosphere. Leading through to the separate dining room, creating a sociable environment ideal for entertaining guests or enjoying family meals.

Beyond the dining room, the fitted kitchen offers ample storage and workspace, with direct access to a useful utility area that provides additional practicality for everyday living.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom benefits from character features that add warmth and personality, while the second bedroom offers flexible accommodation for guests, home working, or additional storage. The family bathroom is fitted with a modern white suite and shower over the bath.

Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, featuring decking and patio areas that provide the perfect setting for outdoor dining, relaxing, or entertaining friends and family.

Offering convenience, comfort, and excellent access to local amenities and transport connections, this is a fantastic opportunity to secure a home that is ready to enjoy from day one.

Contact Hunters Wigston today to arrange your viewing.



Ground Floor



First Floor



Total area: approx. 65.8 sq. metres (707.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0116 366 0660 Email:

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Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

