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

Hallway

Lounge
13'11 x 11'11 (4.24m x 3.63m)

Kitchen
9'9 x 11'8 (2.97m x 3.56m)

Utility
7' x 5'5 (2.13m x 1.65m)

Sitting Room
11'11 x 12'3 (3.63m x 3.73m)

Garden Room
9'5 x 11'9 (2.87m x 3.58m)

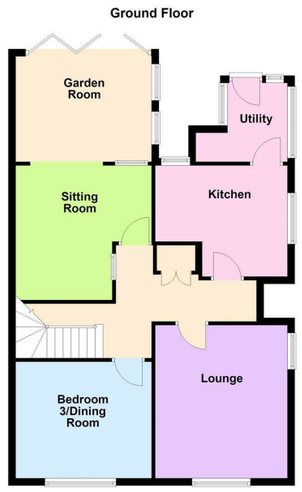
Bedroom Three/Dining Room
8'11 x 12' (2.72m x 3.66m)

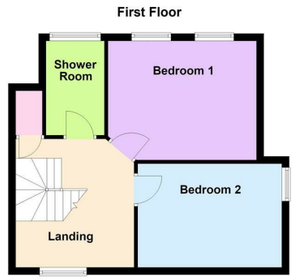
Landing
11'5 x 10'8 (3.48m x 3.25m)

Bedroom One
10'10 x 12'8 (3.30m x 3.86m)

Bedroom Two
9'10 x 13'2 (3.00m x 4.01m)

Shower Room
8'6 x 5'4 (2.59m x 1.63m)







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.

13 Cheshire Drive, Wigston, Leicestershire, LE18 4WA

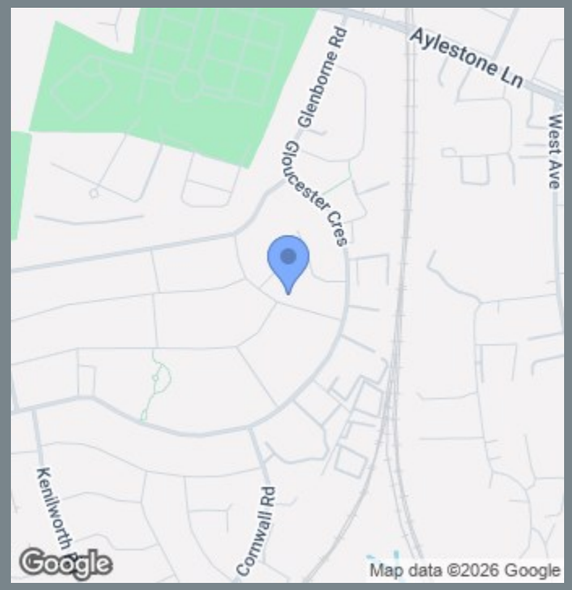
Price Guide £300,000

OVERVIEW

- Stunning Semi Detached Family Home
- Fabulous Location
- Modern Kitchen & Utility
- Lounge & Bedroom Three/Dining Room
- Sitting Room & Garden Room
- Two Bedrooms & Shower Room
- Driveway & Garage
- Beautiful Rear Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Cheshire Drive enjoys a convenient position on the popular Fairfield Estate, a well-established & friendly neighbourhood between Wigston & South Wigston that is particularly appealing for families. Everyday essentials are close at hand, with the Shire Court shopping parade offering local shops & services, plus a Tesco Express on Aylestone Lane, while South Wigston & Wigston town centre provide a wider choice of supermarkets, cafés, takeaways & amenities. Fairfield Community Primary School is actually located on Cheshire Drive, with further primary & secondary schooling available nearby. Green space is another lovely feature of the area, with William Gunning Park close by for walks, playtime & fresh air, alongside Blaby Road Park a little further afield. The Fairfield Estate has a welcoming community feel, with local facilities & good connections to the surrounding area. South Wigston railway station is approximately half a mile away, while regular bus services & convenient road links provide easy access into Leicester city centre, Wigston, Fosse Park and towards the A563, M1 & M69. With schooling, shops, green spaces & excellent transport links all within easy reach, Cheshire Drive offers a wonderfully practical place to call home.











THE INSIDE STORY

Beautifully presented throughout & offering wonderfully flexible living accommodation, this stunning home occupies a fabulous location & provides an impressive amount of space that can easily adapt to suit changing family needs. The welcoming hallway leads into the spacious lounge, where dual-aspect windows fill the room with natural light, while a lovely newly fitted fire with attractive surround creates a cosy focal point for relaxing evenings. The kitchen has been beautifully finished with an excellent range of wall & base cabinetry complemented by composite worktops. Thoughtfully equipped with an eye-level double oven, new induction hob, integrated fridge & dishwasher, together with a new sink & drainer with mixer tap, it provides a stylish yet practical space for everyday family life. A separate utility room keeps laundry & household essentials conveniently tucked away. Further enhancing the ground floor is a sitting room which flows beautifully into the garden room, creating a fabulous additional living space. Bifold doors span the rear of the garden room & can be opened right back, effectively opening the whole room onto the garden & creating a wonderful indoor-outdoor feel during the warmer months. Perfect for entertaining, summer gatherings or simply relaxing while enjoying the garden outlook, this is a fantastic extension of the everyday living space. An additional room offers superb versatility as bedroom three, a formal dining room or home office, allowing the layout to adapt to different lifestyles. Upstairs the landing provides useful storage & leads to two bedrooms, with both benefiting from beautiful fitted cupboards. A modern shower room completes the first floor. Outside, a driveway provides off-road parking alongside a garage offering further parking or valuable storage. The beautiful rear garden is a real highlight, thoughtfully established with colourful flowered borders & a choice of seating areas perfect for outdoor entertaining







