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## FLOOR PLAN

## DIMENSIONS



**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

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**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 277 2277 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.

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.

22 Paddock Street, Wigston, Leicestershire, LE18 2AN  
£925 Per month

## OVERVIEW

- Two Bedroom Terrace Property
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Rear Garden
- Permit Parking
- Available April
- EPC RATING : ( D )
- COUNCIL TAX BAND : ( A )

## LOCATION LOCATION....



## THE INSIDE STORY

*Nestled in the area of Wigston, Paddock Street presents a delightful opportunity to acquire a two-bedroom terraced house.*

*As you step inside, you will find a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout of the house maximises space, providing a comfortable living area that flows seamlessly into the kitchen. The two bedrooms are well-proportioned, offering ample room for rest and personalisation.*

*The location of this property is particularly appealing, with local amenities just a short stroll away. Wigston boasts a variety of shops, cafes, and parks, making it a convenient and pleasant place to live. Additionally, excellent transport links ensure easy access to nearby cities, enhancing the appeal for commuters.*

*This terraced house on Paddock Street is not just a property; it is a place where memories can be made. With its charming features and prime location, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and convenience.*

*EPC RATING : ( D )*

*COUNCIL TAX BAND : ( A )*

