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

Porch

Hall

Living Room
11'08 x 13' (3.56m x 3.96m)

Kitchen
9' x 10'07 (2.74m x 3.23m)

Outer Lobby/Utility
17'10 x 4'02 (5.44m x 1.27m)

Downstairs Bathroom
9' x 4'11 (2.74m x 1.50m)

Landing

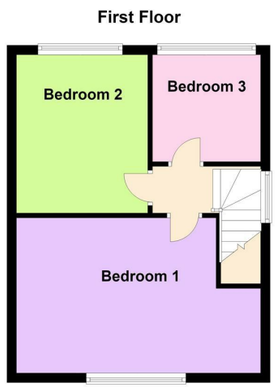
Bedroom One
10'06 x 16'01 (3.20m x 4.90m)

Bedroom Two
10'02 x 8'04 (3.10m x 2.54m)

Bedroom Three
7'02 x 7'05 (2.18m x 2.26m)

Log Cabin







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.

110 Kingston Avenue, Wigston, LE18 1HN

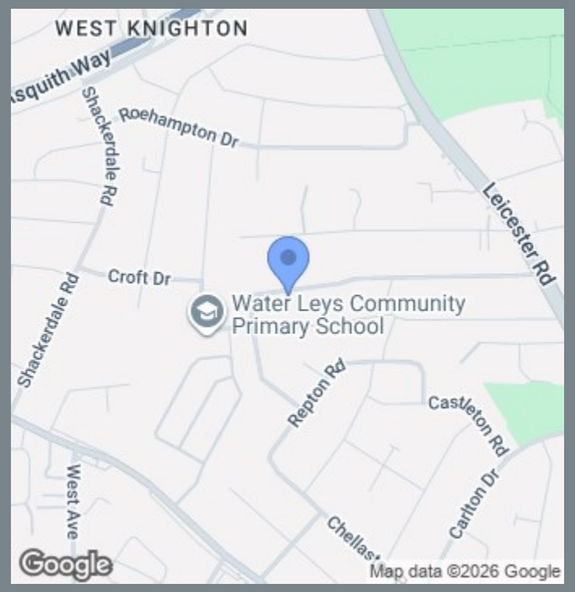
Offers In Excess Of £230,000

OVERVIEW

- Truly Stunning Family Home
- Fantastic Location
- Extended Porch & Hall
- Lounge WIth Feature Fireplace
- Modern Breakfast Kitchen & Lobby/Utility
- Newly Fitted Downstairs Bathroom
- Three Good Sized Bedrooms
- Driveway, Garden & Log Cabin
- Viewing Is Really A Must
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Kingston Avenue enjoys a wonderful position within the popular & well-established Wigston Fields area, offering a lovely combination of peaceful residential living, excellent local amenities & a welcoming community atmosphere. Everyday essentials are conveniently close by, with a Sainsbury's Local, Spar, independent shops & eateries along Leicester Road, whilst the bustling centre of Wigston offers a fantastic selection of shops, cafés, restaurants, traditional public houses & supermarkets including Aldi, Sainsbury's & Iceland. Families are particularly well catered for with Water Leys Primary School just a short stroll away, together with Overdale Infant & Junior Schools, Wigston Academy, Lancaster Academy & Sir Jonathan North Girls' College within easy reach. For those who enjoy the outdoors, the beautiful Knighton Park is a real highlight, offering picturesque walks, open green spaces, children's play areas & lovely spots for family picnics. Wigston's thriving community offers a variety of local clubs, leisure facilities & activities, including Wigston Pool & Fitness Centre. Commuters will appreciate regular bus services connecting Wigston with Leicester city centre, together with convenient access to the A5199, A563 & wider motorway networks. South Wigston railway station is also within easy reach, providing connections towards Leicester & Birmingham.











THE INSIDE STORY

Beautifully improved by the current owners to a high standard, this stunning three bedroom family home offers stylish interiors, versatile living spaces & a fabulous rear garden just made for entertaining! With so much of the hard work already done, this lovely property is ready for its new owners to move straight in & enjoy. Stepping inside, the handy entrance porch provides space for coats & shoes before leading into the hallway. The lovely living room is a warm & inviting space, with a charming brick feature fireplace creating a wonderful focal point & a window to the front allowing natural light to fill the room. With plenty of space for comfortable seating, this is the perfect spot for cosy evenings, whilst also offering the flexibility to create a lounge diner if preferred. The breakfast kitchen has been beautifully transformed with modern newly fitted units, creating a wonderful space for cooking up your favourite meals, with plenty of storage & preparation space to make everyday family life a breeze. With room for a small table & chairs, it's ideal for morning coffees or informal dining. An outer lobby provides a useful utility area with plumbing for a washing machine, whilst the gorgeous newly fitted bathroom has been tastefully finished with a fresh, contemporary feel, creating a lovely space to enjoy a relaxing soak at the end of a busy day. Upstairs, the landing leads to three good sized bedrooms, each offering comfortable accommodation for family members, visiting guests or perhaps that all-important home office. Outside, a driveway provides off road parking, whilst the lovely rear garden is a real treat! With a lawn for children to play, a raised decked area perfect for summer barbecues & relaxing in the sunshine, there is something for everyone. The fabulous log cabin, currently set up with its very own bar, is a fantastic addition for entertaining friends & family, but could equally become a games room, hobby space or peaceful retreat.







