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

Entrance Hall

Living Room
19'11 x 12'06 (6.07m x 3.81m)

Kitchen
9'09 x 8'05 (2.97m x 2.57m)

Conservatory
7'01 x 15'01 (2.16m x 4.60m)

Downstairs Cloakroom
6'11 x 2'10 (2.11m x 0.86m)

Landing

Bedroom One
12'10 x 9'11 (3.91m x 3.02m)

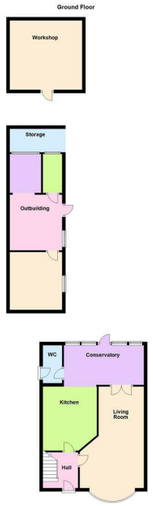
Bedroom Two
6'10 x 11'11 (2.08m x 3.63m)

Bedroom Three
9'10 x 8'08 max (3.00m x 2.64m max)

Family Shower Room
6'08 x 6'07 (2.03m x 2.01m)

Outbuilding

Workshop
32 metre square (9.75m metre square)





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.

26 Northumberland Road, Wigston, Leicestershire, LE18 4WL

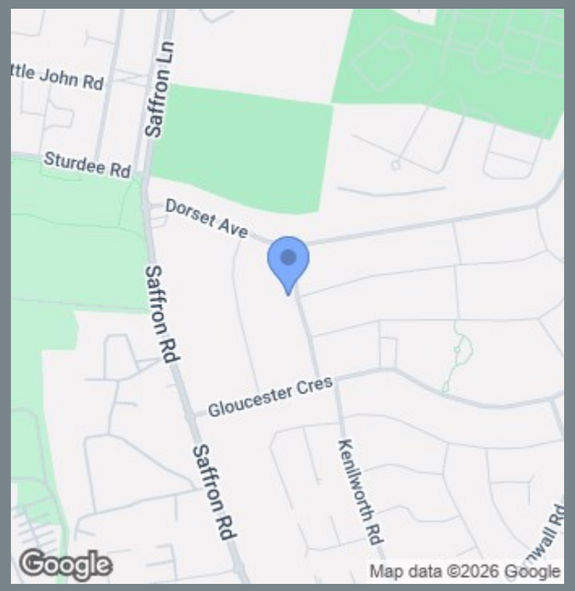
£290,000

OVERVIEW

- Spacious Family Home
- Entrance Hall & Kitchen
- Living Room & Conservatory
- Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- 32 square metre Workshop
- Driveway & Substantial Enclosed Garden
- Viewing Essential
- Outbuilding, Freehold
- EER rating E - Council Tax C

LOCATION LOCATION....

The beautiful location of Fairfield is tucked away just behind South Wigston. This little estate has everything to offer from an excellent primary school, a Sainsbury's local, pubs, a gym, convenience stores, children park and playing field. Fairfield is also home to the Aylestone Park Football Club which hosts many family fun days throughout the year. Fairfield also benefits from having an entrance to South Wigston Train Station which runs through Narborough Station and Leicester Station. There are plenty of primary schools, Secondary schools and Colleges just a short walk away in the neighbouring towns of South Wigston and Aylestone. Access to surrounding motorways, Fosse Park and the City Centre are only a short drive away.











THE INSIDE STORY

Deceptively spacious & having a fabulous summer house & workshop, this wonderful family home really must be viewed internally to fully appreciate all the accommodation on offer. Through the front door into the entrance hall you will find stairs leading to the first floor & doors into the downstairs rooms. The living room is a great size, tastefully decorated & perfect for relaxing. The newly fitted kitchen has a range of white gloss finish wall & base units, eye level oven & five ring gas hob, sink drainer with mixer tap & plumbing for a washing machine. The conservatory is a great addition to this home & the current owners use it as a dining room. The downstairs cloakroom is fitted with a low level wc & wash hand basin. Taking the stairs to the first floor you will find three good sized bedrooms & the family bathroom. The newly fitted family shower room is modern and contemporary perfect for early mornings. Externally to the front is a driveway providing ample off road parking & to the rear the garden is enclosed & a very generous size with a lawn & patio areas perfect for outside dining. There is a 32 metre square workshop & outbuilding that can be utilised to suit your own families needs.



