1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall

Living & Dining Room
14'07 x 17'10

Breakfast Kitchen
11'08 x 10'05 max

WC

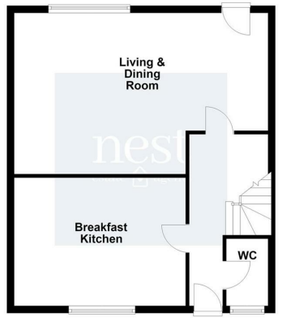
Bedroom One
11'10 x 10

Bedroom Two
10'09 x 10

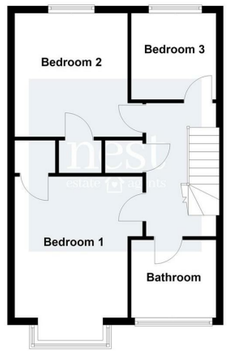
Bedroom Three
7'10 x 7'06

Bathroom
7'10 x 7'06

Ground Floor



First Floor





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, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Clarkes Road, Wigston LE18 2BE

£229,950

The Story Begins

- Mid Town Home
- Convenient Location
- Deceptive accomodation
- Entrance Hallway & Downstairs WC
- Breakfast Kitchen & Living / Dining Room
- First Floor Landing & Bathroom
- Three Bedrooms
- Driveway To The Front
- Enclosed, Easy Maintenance Rear Garden
- Enery Rating C, Freehold & Council Tax Band A

Location Is Everything

Wigston offers a fantastic range of local amenities, including supermarkets such as Sainsbury's and Iceland, alongside smaller convenience stores, a doctor's surgery, veterinary practices and a post office. The area also boasts a lovely selection of cafés, restaurants, takeaways and traditional pubs, catering for a variety of tastes.

There is a good choice of primary schools and nursery groups within the area, while Wigston Academy is just a short walk away and South Leicestershire College can be reached in approximately five minutes by bus.

With numerous bus stops throughout Wigston, commuting into Leicester City Centre is quick and convenient. The surrounding motorway network and Fosse Park shopping destination are also just a short drive away, making Wigston a well-connected and convenient place to call home.











Inside Story

This deceptively spacious family home enjoys a fabulous location and offers well-proportioned accommodation, making it an ideal opportunity for buyers looking for a home they can make their own. An early viewing is recommended to appreciate the space on offer.

Beginning at the front door, you enter the entrance hall, where stairs rise to the first floor and doors lead into the ground floor accommodation.

The lounge diner is a generous size, with a window and door overlooking the rear garden. The lounge area features a wall-mounted fire, providing a focal point, while the dining area offers ample room for a table and chairs, ideal for family meals and entertaining.

The breakfast kitchen is fitted with a range of wall and base units, together with a sink and drainer with mixer tap. There is plumbing for a washing machine, space for a fridge and freezer, a useful pantry and a breakfast bar providing a space for informal dining.

Completing the ground floor is a convenient cloakroom, fitted with a low-level WC and wash hand basin.

To the first floor, there are three good-sized bedrooms, with bedrooms one and two benefiting from built-in cupboards. The family bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin and bath with shower over.

Outside, the property benefits from a driveway to the front, providing off-road parking. The enclosed rear garden features mature shrubs and plants, together with a patio area offering space for outdoor seating and dining.

There is also an electric vehicle charging point installation in place. The existing charging unit will be removed by the seller; however, the installation will remain, ready for a replacement charging unit to be fitted.

Offering generous accommodation, a good-sized garden and scope for a buyer to personalise, this property is well worth a viewing.



