

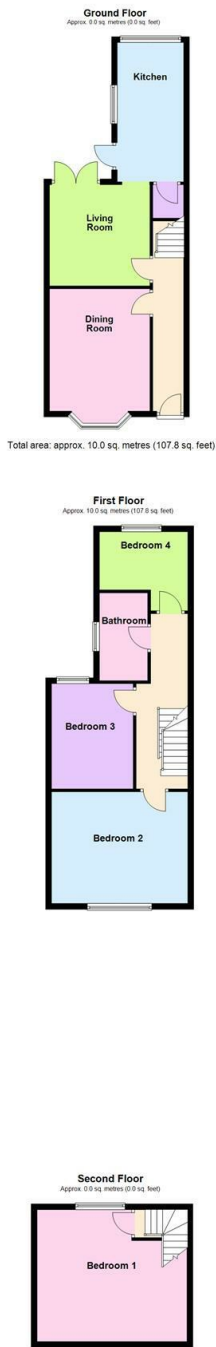
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Dining Room  
14'7 x 11'9 (4.45m x 3.58m)
- Living Room  
11'9 x 11'9 (3.58m x 3.58m)
- Kitchen  
16'2 x 7'8 (4.93m x 2.34m)

- Landing
- Bedroom Two  
12'10 x 13'4 (3.91m x 4.06m)
- Bedroom Three  
11'9 x 9' (3.58m x 2.74m)
- Bedroom Four  
11'9 x 8'4 (3.58m x 2.54m)
- Bathroom  
9'10 x 5'2 (3.00m x 1.57m)

- Landing
- Primary Bedroom  
16'8 x 12'3 (5.08m x 3.73m)



**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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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.

6 Marstown Avenue, Wigston, Leicestershire, LE18 4UH  
£260,000



# OVERVIEW

- Stunning & Spacious Victorian Home
- Fabulous Location
- Entrance Hall & Dining Room
- Living Room & Beautiful Kitchen
- Four Bedrooms & Bathroom
- Low Maintenance Rear Garden
- On Street Permit Parking
- Viewing Is Highly Recommended
- EER Rating - D, Freehold
- Council Tax Band - B

# LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



# THE INSIDE STORY

Step into timeless elegance with this stunning three-storey Victorian home, dating back to 1897 and brimming with charm and character. The welcoming entrance hall boasts rich oak flooring that sets the tone for the rest of the home. A spacious dining room with a classic bay window and a beautiful feature fireplace offers an inviting space for both formal meals and lively entertaining. The bright and airy living room features French doors that open directly onto the garden, creating a seamless flow between indoor comfort and outdoor relaxation. The beautiful kitchen is a delightful blend of style and practicality, with crisp white cabinetry, contrasting work surfaces, there's also a eye level oven and integrated microwave, dishwasher and fridge freezer, inset sink with mixer tap and plumbing for a washing machine. Upstairs on the first floor, you'll find three generously sized bedrooms with bedrooms two and three having original fireplaces and a modern family bathroom complete with a white three-piece suite and shower over the bath. The crowning jewel is the top-floor primary bedroom, offering peace and privacy with dual-aspect windows that flood the space with natural light. Outside, the enclosed rear garden is designed for easy maintenance, making it perfect for entertaining or enjoying family time. Convenient on-street permit parking completes this wonderful home, a true blend of period charm and modern convenience.

