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

**Lounge** 14'9 x 10'7 (4.50m x 3.23m)

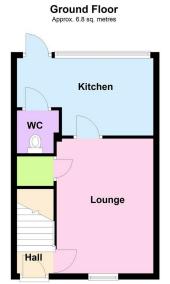
**Kitchen** 14'1 x 8'3 (4.29m x 2.51m)

Downstairs WC

**Bedroom One** 12'8 x 10'08 (3.86m x 3.25m)

**Bedroom Two** 10'09 x 7'2 (3.28m x 2.18m)

Family Bathroom



Total area: approx. 31.6 sq. metres





IXTURES 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 Leteester Roda, wigston, Leteester, LEIS INK
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?

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.

WONEY 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 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.

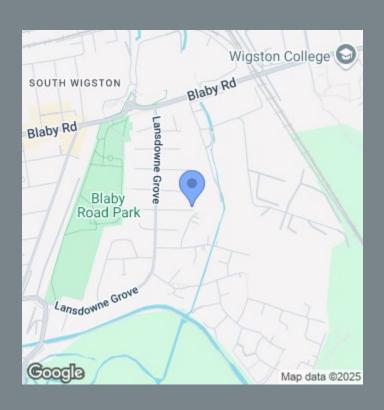
36 Tansley Avenue, South Wigston, LE18 4ND Offers In Excess Of £200,000

#### **OVERVIEW**

- · Two Double Bedrooms
- · Downstairs WC
- · Large Rear & Sunny Garden
- Perfect For First Time Buyers
- · Parking For Two Cars
- Local Amenities
- · Viewings Advised
- · Freehold Property
- · Council Tax Band B
- · EPC Rating C

#### LOCATION LOCATION....

Tansley Avenue in South Wigston is a quiet residential street located in a well-established suburban area of Leicestershire. The neighbourhood offers a mix of family homes and green spaces, making it a popular choice for both families and retirees. South Wigston itself boasts a range of local amenities, including supermarkets, primary and secondary schools, cafes, and independent shops. Excellent transport links via South Wigston train station and nearby bus routes provide easy access to Leicester city centre and surrounding areas. Parks and recreational facilities are also close by, contributing to the area's friendly and community-focused atmosphere.











## THE INSIDE STORY

Nestled in a quiet spot on the sought-after Tansley Avenue, this well-presented two-bedroom end-terrace property offers comfortable living in a tucked-away position. Upon entering, you're greeted by a welcoming entrance hall leading to a bright lounge, a modern fitted kitchen, and a convenient downstairs WC with direct access to the generous rear garden.

Upstairs, the property features two well-proportioned bedrooms, a family bathroom, and an airing cupboard for additional storage. The rear garden is larger than average for the road, boasting a sunny and secure space with a slabbed patio area and lawn — perfect for relaxing or entertaining.

Ideal for first-time buyers, small families, or investors, this lovely home is located close to local amenities, schools, and excellent transport links. Early viewing is recommended.







