

FLOOR PLAN

DIMENSIONS

Lounge
 15'3 x 11'11 (4.65m x 3.63m)

Dining Room
 11'1 x 11'11 (3.38m x 3.63m)

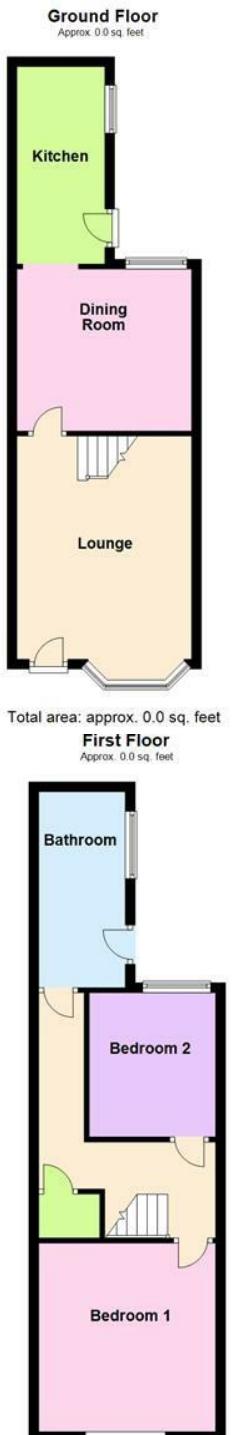
Kitchen
 13'6 x 5'9 (4.11m x 1.75m)

Landing

Bedroom One
 12'7 x 11'11 (3.84m x 3.63m)

Bedroom Two
 9'7 x 8'5 (2.92m x 2.57m)

Bathroom



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

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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.

42 Fairfield Street, South Wigston, LE18 4SL

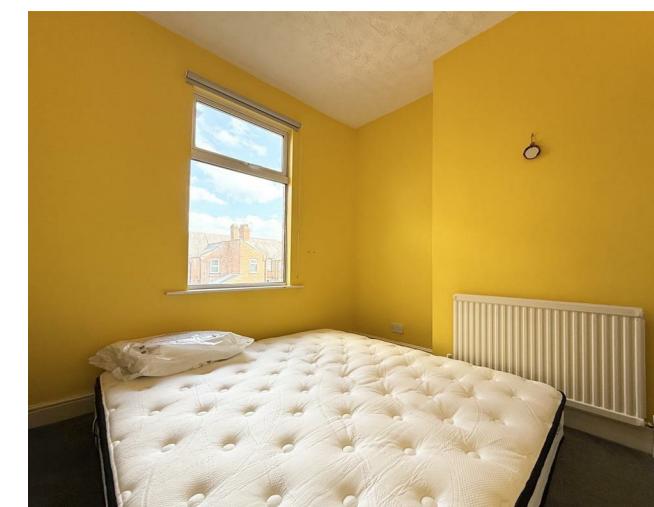
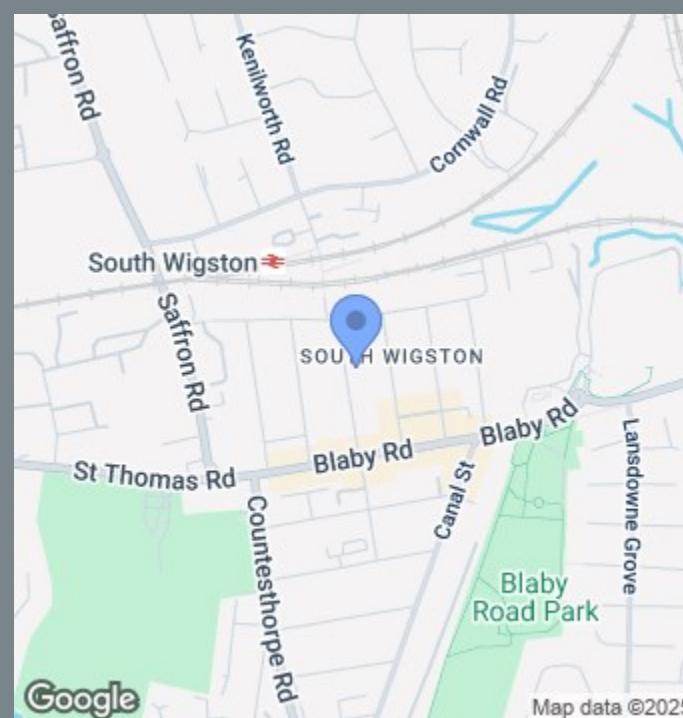
£185,000

OVERVIEW

- Beautiful Palisaded Villa
- Ideal First Time Or Investment Buy
- No Onward Chain & Popular Location
- Lounge & Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Landscaped Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - A

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 been 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

Nestled in a sought-after location, this charming terraced home is a true gem, brimming with warmth and character. With no onward chain, it offers a seamless move-in experience. Ideal for first time buyers or an investment purchase, this property currently rents at £880 pcm.

Step into the inviting lounge, where a beautiful bay window fills the space with natural light, creating a cosy yet airy feel perfect for relaxing. The adjacent dining room overlooks the delightful rear garden and having ample room for a table and chairs making it the perfect spot for relaxed meals or entertaining. The well-appointed kitchen features stylish wall and base cabinets, a sleek sink drainer with a mixer tap, and convenient plumbing for a washing machine. Travelling upstairs, you'll find two generously sized double bedrooms, both bright and welcoming. The family bathroom is fitted with a white three-piece suite, including low level wc, wash hand basin and a bath with shower over. Outside, the charming front garden sets the tone, while the landscaped rear garden, complete with a patio and low-maintenance artificial grass, provides a wonderful space to unwind and enjoy the outdoors.

