

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

10'05 x 5'11 (3.18m x 1.80m)

Lounge Diner

26'07 x 11' (8.10m x 3.35m)

Kitchen

10'09 x 9' (3.28m x 2.74m)

Utility

16'01 x 9'02 (4.90m x 2.79m)

Downstairs Cloakroom

2'06 x 4'07 (0.76m x 1.40m)

Landing

7'07 x 6'11 (2.31m x 2.11m)

Bedroom One

14'02 x 10'01 (4.32m x 3.07m)

Bedroom Two

10'10 x 11'01 (3.30m x 3.38m)

Bedroom Three

13'07 x 9'11 (4.14m x 3.02m)

Bedroom Four

7'11 x 7' (2.41m x 2.13m)

Family Bathroom

7'06 x 5'11 (2.29m x 1.80m)



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 76 Leicester Road, Wigston, Leicester, LE18 1DR

Telephone: 01162 811 300 • Email: wigston@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

2 Barnby Avenue, Wigston, Leicestershire, LE18 1FG

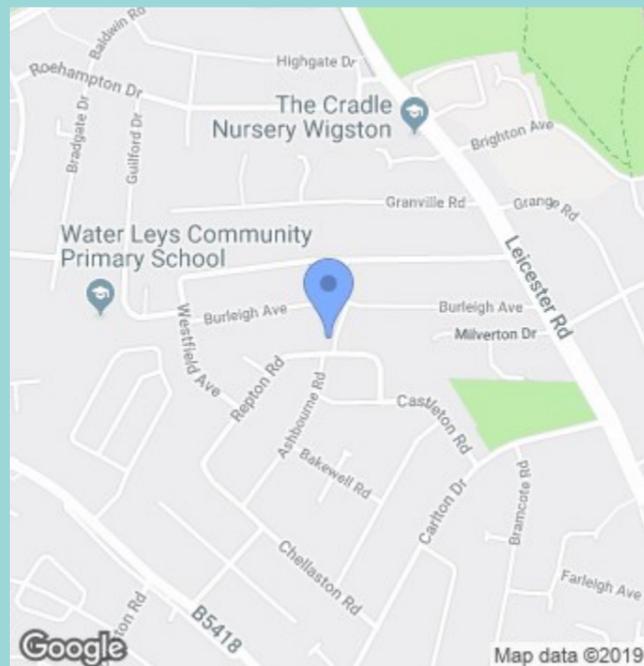
£269,950

OVERVIEW

- Lovely Extended Semi Detached Home
- Sought After Location
- Porch & Entrance Hall
- Lounge Diner
- Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms
- Family Bathroom
- Driveway & Garage
- Enclosed Landscaped Rear Garden

LOCATION LOCATION....

Wigston Fields located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Waterley's Primary School in the heart of Wigston Fields caters for children 4+ to year 5 and also has a nursery for the younger children in the family. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. Wigston's brand new Wigston Academy Secondary School is also within walking distant or only a few minutes bus or car journey away. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



THE INSIDE STORY

This lovely, extended, semi detached home, in much sought after location is just waiting for a new family to make it their own and really must be viewed internally to appreciate the accommodation on offer. Sitting on a wonderful corner plot you begin at the front door and enter into the porch and through into the entrance hall where you are greeted with stairs rising to the first floor, a handy cupboard for coats and shoes and a door into the lounge. The lounge area is has a window to the front giving it a light and airy feel and a gas fire with feature surround makes it the perfect room for relaxing. The dining area has ample room for a table and chair, ideal for family meals and entertaining, with patio doors giving views over the garden. The kitchen is fitted with a range of wall and base units, has a sink drainer with mixer tap and integrated oven and hob with extractor over. The utility room is fitted with wall and base units, plumbing for a washing machine and space for a fridge freezer. The downstairs cloakroom is fitted with a low level wc. To the first floor are four bedrooms with one, two and three being good sized doubles and bedroom four a good sized single. The family bathroom is fitted with a three piece suite comprising of low level wc, pedestal wash hand basin and bath with shower over. Externally to the front the block paved driveway provides ample off road parking leading to the garage which has an up and over door power and lighting. To the rear the garden is enclosed, landscaped, mainly laid to lawn with flowered borders and a patio area perfect for outside dining in the summer months.

