

## FLOOR PLAN

### DIMENSIONS

#### Porch

#### Entrance Hal

9' x 8'06 (2.74m x 2.59m)

#### Lounge Diner

28'09 x 13'09 max (8.76m x 4.19m max)

#### Kitchen

8'11 x 12' (2.72m x 3.66m)

#### Landing

#### Bedroom One

9'06 x 12'09 (2.90m x 3.89m)

#### Bedroom Two

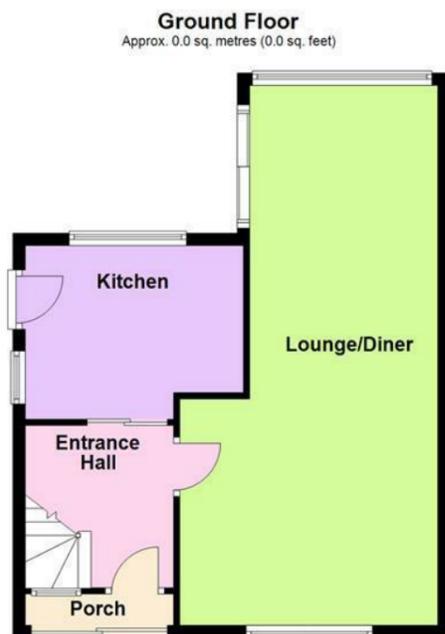
9'04 x 12'06 max (2.84m x 3.81m max)

#### Bedroom Three

9'06 x 9'09 (2.90m x 2.97m)

#### Shower Room

5'06 x 9'08 (1.68m x 2.95m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



**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.  
**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.

13 Suffolk Close, Wigston, LE18 4WN

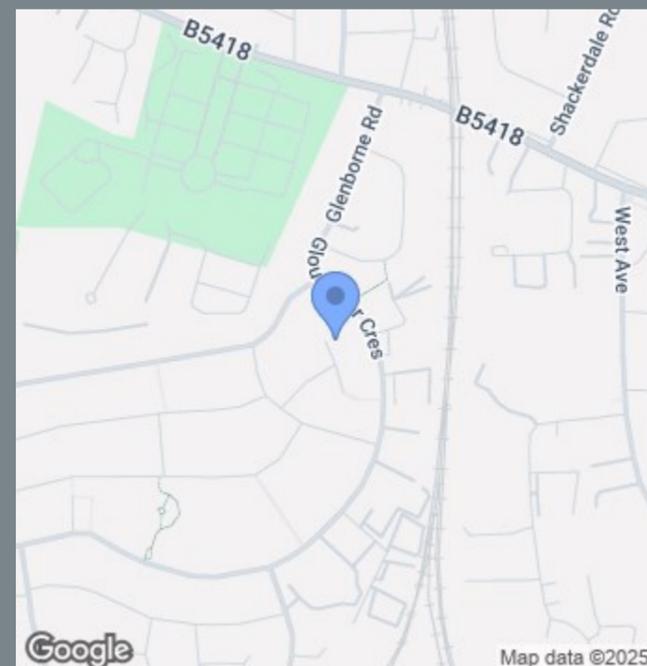
£250,000

## OVERVIEW

- Lovely Extended Family Home
- Wonderful Corner Plot In Cul De Sac
- No Onward Chain
- Property In Need Of Some Updating
- Lounge Diner & Kitchen
- Three Bedrooms & Shower Room
- Driveway & Garage
- Fabulous Landscaped Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - C

## LOCATION LOCATION....

The beautiful location of Fairfield is tucked away just behind South Wigston. This little estate has everything to offer from an excellent primary school, a Sainsbury's local, pubs, a gym, convenience stores, children park and playing field. Fairfield is also home to the Aylestone Park Football Club which hosts many family fun days throughout the year. Fairfield also benefits from having an entrance to South Wigston Train Station which runs through Narborough Station and Leicester Station. There are plenty of primary schools, Secondary schools and Colleges just a short walk away in the neighbouring towns of South Wigston and Aylestone. Access to surrounding motorways, Fosse Park and the City Centre are only a short drive away.



## THE INSIDE STORY

*Nestled on a fabulous corner plot, this charming family home exudes warmth and care, having been lovingly maintained by just one owner since new—offering a rare, chain-free opportunity. Step through the inviting porch into a welcoming entrance hall, where natural light spills into the extended lounge diner, a versatile space blending cosy relaxation with elegant entertaining. The lounge area beckons with a feature fireplace, perfect for chilly evenings, while the dining area flows seamlessly through patio doors to the garden, ideal for indoor-outdoor living. The modern fitted kitchen dazzles with sleek wall and base cabinets, a eye level oven, a five-ring gas hob, and practical touches like laundry plumbing. Upstairs, three well-proportioned bedrooms and a family shower room create a peaceful retreat. Outside, the landscaped wrap-around garden is a true oasis, featuring lush lawns, mature plants, and a covered seating area for alfresco dining. Completing the package, a driveway and detached garage offer convenience, making this home a harmonious blend of comfort, style, and outdoor charm.*

