

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge**

11'2 x 11'2 (3.40m x 3.40m)

**Dining Kitchen**

11'1 x 14'4 (3.38m x 4.37m)

**Landing**

**Bedroom One**

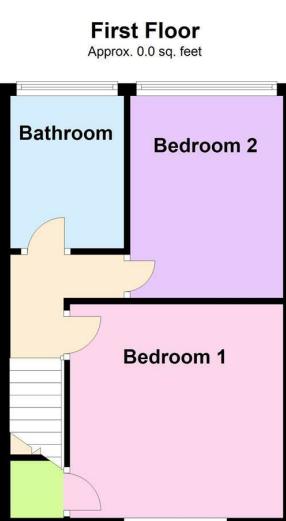
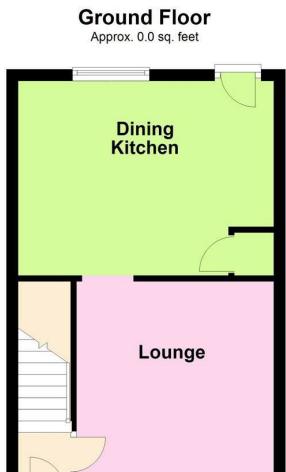
11'3 x 11'4 (3.43m x 3.45m)

**Bedroom Two**

10' x 8'2 (3.05m x 2.49m)

**Bathroom**

8'6 x 5'11 (2.59m 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 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk)

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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.

9 Tansley Avenue, Wigston, LE18 4ND

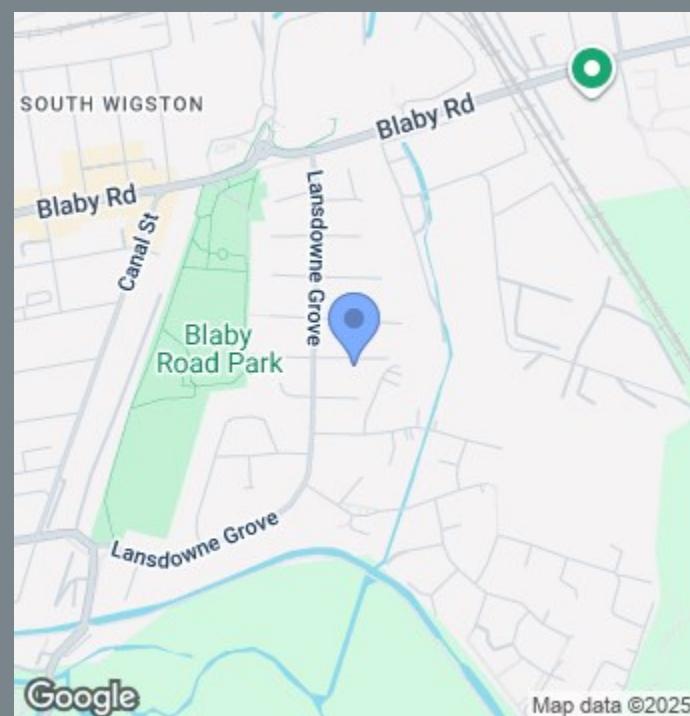
Offers In Excess Of £185,000

# OVERVIEW

- Beautiful First Time Purchase
- Ideal Location
- Entrance Hall & Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Driveway & Enclosed Garden
- Viewing Advised
- 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 South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its bowling 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. 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.



## THE INSIDE STORY

This beautifully presented townhouse, nestled on a cul-de-sac, offers a perfect blend of modern living and timeless charm. Through the entrance hall and into a bright and inviting lounge which is adorned with a large front-facing window that fills the space with natural light and is perfect for unwinding at the end of the day. The heart of the home lies in the spacious dining kitchen, featuring sleek wall and base cabinets topped with stylish, contrasting worksurfaces, creating a contemporary yet functional space for culinary creativity. Ample room for a dining table and chairs ensures effortless entertaining or family meals, while a convenient door opens directly to the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, two generously proportioned double bedrooms provide peaceful havens, each offering ample space for storage and relaxation, while the pristine family bathroom completes the floor with its crisp white three-piece suite, including a bath with an overhead shower, combining practicality with clean, modern design. Externally, the property boasts a well-maintained front driveway for secure off-road parking, while the rear garden's blend of greenery and patio creates a lovely outdoor space, ideal for sunny barbecues or quiet mornings with a coffee.

