

## Plans for new external look



# Fairfield

South Wigston, Leicester



### Public areas

Main bar / Snug bar / Dining room/private function room / Kitchen / Carvery station / Enclosed garden with children's play equipment / Huge car park

### Private areas

3x Double bedroom (two are very large) / Large kitchen diner / Large living room / Bathroom with separate shower / Private car parking

### About this opportunity

A well-established traditional pub located in a residential area in South Wigston.

Strongly supported by its local community, the pub offers a friendly welcome and caters for everyone. It comprises of a large bar which serves three distinctive areas. The main bar area which appeals to sports lovers due to its pool table, darts board and tv screen. A snug area with comfortable seating for a more low-key and cosier spot to relax over a drink. And the jewel in the pub's crown, its large dining area which doubles up as a private function room.

This flexible area was recently refurbished giving it a modern and stylish look. It is regularly hired for wakes, baby showers, birthday parties, football presentations and more. The huge car park is a bonus.

The Fairfield is also popular for its live bands, karaoke, quiz nights and summer family fun days which bring in people from across the county.

Fairfield, Fairfield, South Wigston, LE18 4YE

## The community

South Wigston is less than four miles south of the Leicester city centre, which offers a superb range of visitor attractions, shopping, dining, theatres and a fantastic calendar of event and festivals.

There are good road links into the city and Junction 21 of the M1/M69 motorway, as well as Fosse Shopping Park which offers a great selection of shops including; Asda and Sainsbury's, high street clothes shops, electrical and home stores.

South Wigston itself offers numerous shops, including a large Tesco Superstore, takeaways, schooling for all ages, parks, a train station and regular bus service.

Located on the Fairfield estate the pub benefits from a range of local amenities and strong customer base.

Interested in running this opportunity?

Give us a call on [0116 201 4260](tel:01162014260) or visit [www.everards.co.uk](http://www.everards.co.uk)