

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
12'10 x 9'01 (3.91m x 2.77m)

**Living Room**  
12'07 x 14'08 (3.84m x 4.47m)

**Lounge Diner**  
20'04 x 11'08 (6.20m x 3.56m)

**Home Office/Play Room**  
16' x 7'07 (4.88m x 2.31m)

**Dining Kitchen**  
8'05 x 16'08 (2.57m x 5.08m)

**Utility Room**  
10'02 x 8'02 (3.10m x 2.49m)

**Downstairs Cloakroom**  
6' x 3' (1.83m x 0.91m)

**Landing**

**Bedroom One**  
12'06 x 11'10 (3.81m x 3.61m)

**Bedroom Two**  
12' x 11'10 (3.66m x 3.61m)

**Bedroom Three**  
10'09 x 7'03 (3.28m x 2.21m)

**Bedroom Four**  
7'01 x 9' (2.16m x 2.74m)

**Bedroom Five**  
8'02 x 7'01 (2.49m x 2.16m)

**Family Bathroom**  
8'07 x 9' (2.62m x 2.74m)



Total area: approx. 151.7 sq. metres (1633.1 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/](http://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.

224 Wigston Road, Oadby, Leicestershire, LE2 5JE

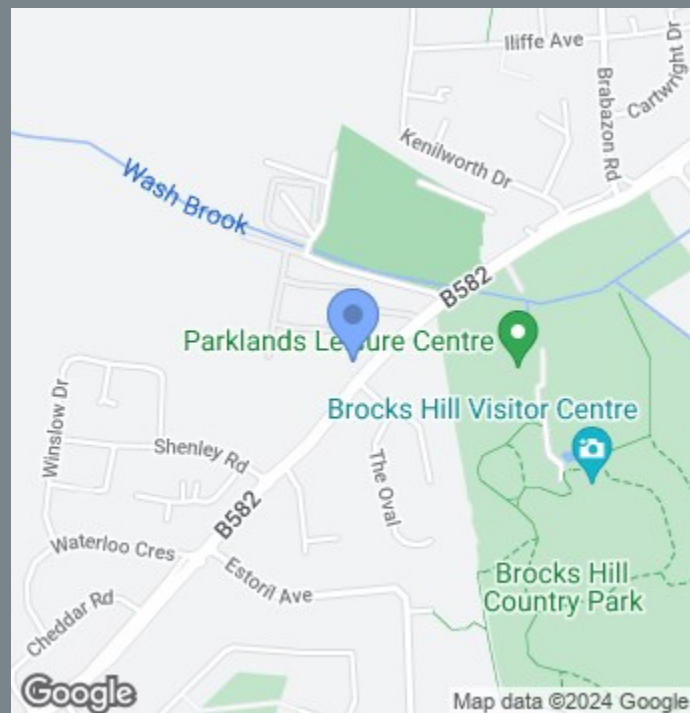
£480,000

# OVERVIEW

- Beautiful Family Home With Original Features
- Well Regarded Location
- Lounge Diner & Living Room
- Dining Kitchen & Utility Room
- Home Office & Downstairs Cloakroom
- Five Bedrooms & Family Bathroom
- Driveway & Enclosed Well Maintained Garden
- Tenure - Freehold
- EER Rating - D
- Council Tax Band - E

# LOCATION LOCATION....

Oadby is a small town in Leicestershire, five miles south east of Leicester City centre. The town is famous for Leicester Racecourse, situated on the border between Oadby and Stonegate, and the University of Leicester Botanical Garden. It is well serviced with a range of shops and public houses along with a good amount of smaller independent shops and grocers etc. The property is also within catchment for some highly regarded and well sought schooling. There is a regularly serviced bus route from Oadby into Leicester City Centre as well as Market Harborough.



# THE INSIDE STORY

Set in a highly regarded area this exquisite detached house seamlessly combines classic elegance with modern convenience. Boasting an array of original features & thoughtful upgrades, this home is a haven of comfort & style. As you step through the front door, you're greeted by a stunning hallway with solid wood flooring exuding warmth & character, setting the tone for the entire house. The spacious living room offers a cosy retreat. Gather around the open fire on chilly evenings & enjoy the crackling warmth & comforting ambiance. Ideal for remote work or as a quiet study area, the home office is a tranquil oasis. Natural light pours in through large windows, creating an inspiring environment for productivity. An entertainer's dream, the lounge diner seamlessly combines these two versatile spaces. The patio doors flood the room with natural light and lead out to a charming outdoor area. The dining kitchen is a chef's delight. Featuring ample counter space & a spacious dining area, it's the heart of the home where family & friends can gather to savour meals & create lasting memories. Convenience abounds with a well-appointed utility room & a handy downstairs WC, making daily tasks a breeze. Taking the stairs to the first floor you will find five generously sized bedrooms. These tranquil spaces provide ample room for rest & relaxation. The crowning jewel of this home is the stunning family bathroom. Immerse yourself in tranquillity as you unwind in the luxurious bath or refresh in the spacious shower. Worth noting is that the loft is fully boarded & has skylights. Step outside to discover a lush garden retreat. Surrounded by greenery, it offers privacy & serenity, perfect for outdoor gatherings or simply enjoying the beauty of nature. Don't miss the opportunity to make this exceptional property your forever home.

