

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

14'10 x 15'07 (4.52m x 4.75m)

#### Family Living Kitchen

10'10 x 19' (3.30m x 5.79m)

#### Conservatory

11'07 x 9'09 (3.53m x 2.97m)

#### Utility

11'06 x 10'10 (3.51m x 3.30m)

#### Downstairs Cloakroom

#### Landing

#### Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

#### Bedroom Two

11'06 x 10'09 (3.51m x 3.28m)

#### Bedroom Three

8'11 x 11'04 (2.72m x 3.45m)

#### Bedroom Four

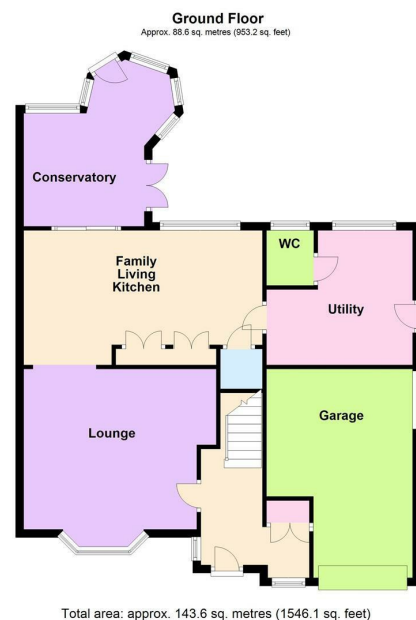
8' x 6'09 (2.44m x 2.06m)

#### Shower Room

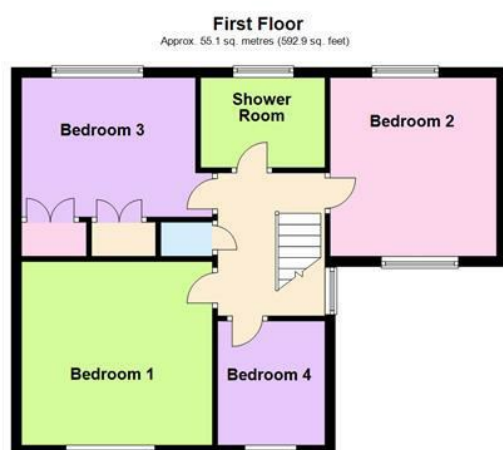
5'04 x 7'05 (1.63m x 2.26m)

#### Garage

17'06 x 11'10 max (5.33m x 3.61m max)



Total area: approx. 143.6 sq. metres (1546.1 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.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
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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.  
**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.

20 Wellhouse Close, Wigston, LE18 2RQ

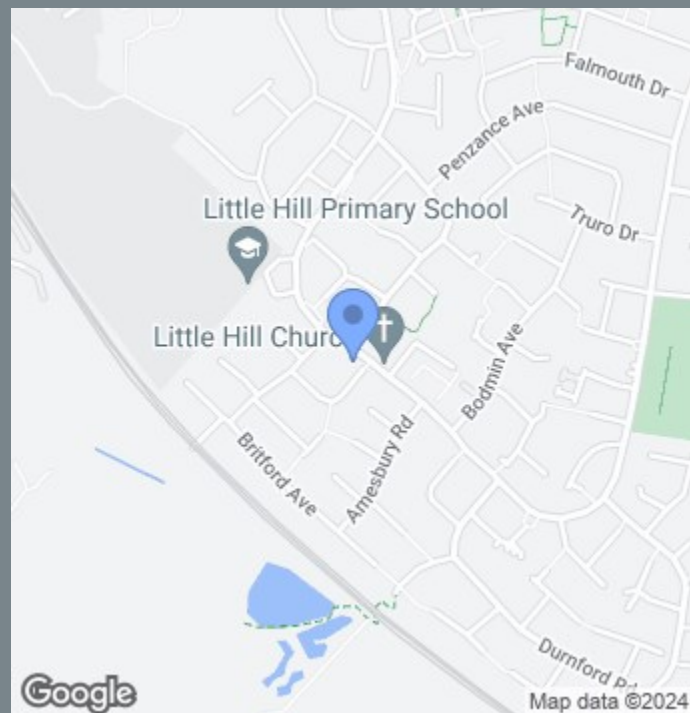
Offers In Excess Of £350,000

## OVERVIEW

- Stunning Family Home On Fabulous Plot
- Cul De Sac Location In Popular Area
- Entrance Hall & Spacious Lounge
- Family Living Kitchen & Conservatory
- Utility & Downstairs Cloakroom
- Four Bedrooms & Shower Room
- Driveway & Garage
- Enclosed Landscaped Garden
- EER Rating - tbc, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



## THE INSIDE STORY

Welcome to this stunning family home, situated on a fabulous plot that offers both space & elegance. As you step through the entrance hall, you'll immediately notice the convenience of a handy cupboard, perfect for storing coats & shoes, ensuring a clutter-free & welcoming atmosphere. The spacious lounge is bathed in natural light, thanks to a beautiful bay window that adds both charm & character to the room. This area is designed for relaxation & creating a warm & inviting atmosphere for family & friends. Moving through the house, you'll discover the heart of the home a stunning family living kitchen. This space is not only functional but also aesthetically pleasing & has ample counter space. The patio doors seamlessly connect this area to the conservatory, which is adorned with electric skylight windows. This thoughtful addition ensures that the space is flooded with natural light, creating a bright & airy ambiance throughout. A utility room & a conveniently located downstairs WC add to the practicality of this well-designed home, providing functionality without compromising on style. As you ascend to the landing, you'll find four generously sized bedrooms. Bedroom two stands out with its dual aspect windows, offering beautiful views & allowing plenty of natural light to fill the room. Bedrooms one and three are equipped with fitted wardrobes, providing ample storage space. The newly fitted shower room is a sight to behold, boasting modern fixtures & a gorgeous design that elevates your daily routine to a spa-like experience. Outside, the property is complemented by a driveway & garage ensuring that parking is never a concern. The landscaped garden, enclosed for privacy, provides a picturesque backdrop for outdoor activities & gatherings, creating a seamless extension of the home's living space. This family home harmoniously blends style, functionality & comfort, making it the perfect retreat for modern living.

