

FLOOR PLAN

DIMENSIONS

Entrance Hall
14'03 x 7'10 (4.34m x 2.39m)

Lounge
15' x 11'05 (4.57m x 3.48m)

Dining Room
14'11 x 11'06 (4.55m x 3.51m)

Breakfast Kitchen
9'05 x 7'10 (2.87m x 2.39m)

Utility
9'08 x 4'11 (2.95m x 1.50m)

Downstairs Cloakroom
6'01 x 2'08 (1.85m x 0.81m)

Landing

Bedroom One
14'02 x 11'05 (4.32m x 3.48m)

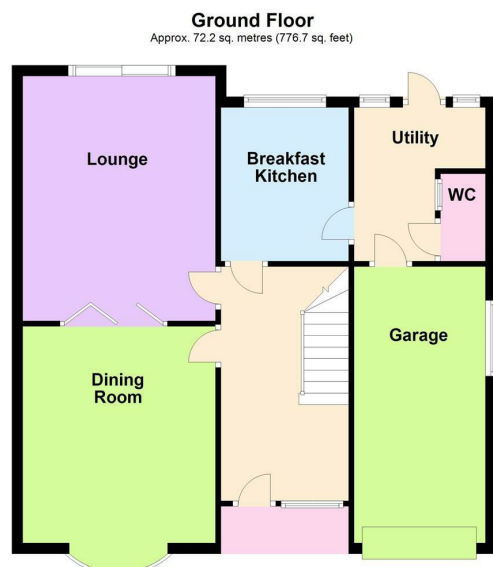
Bedroom Two
12'11 x 11'05 (3.94m x 3.48m)

Bedroom Three
15'10 x 7'07 (4.83m x 2.31m)

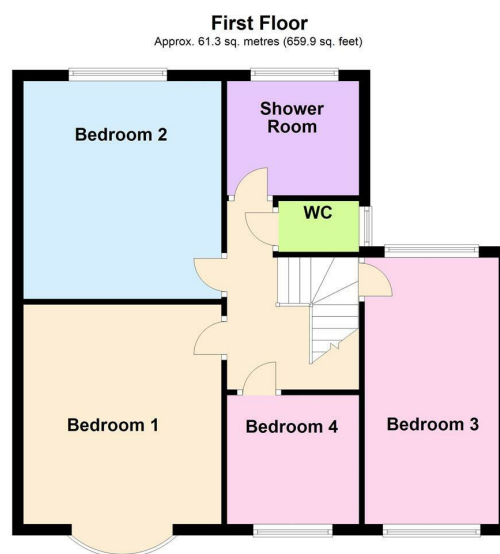
Bedroom Four
7'09 x 7'09 (2.36m x 2.36m)

Shower Room
6'05 x 7'08 (1.96m x 2.34m)

Garage
16'09 x 8'01 (5.11m x 2.46m)



Total area: approx. 133.5 sq. metres (1436.6 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.

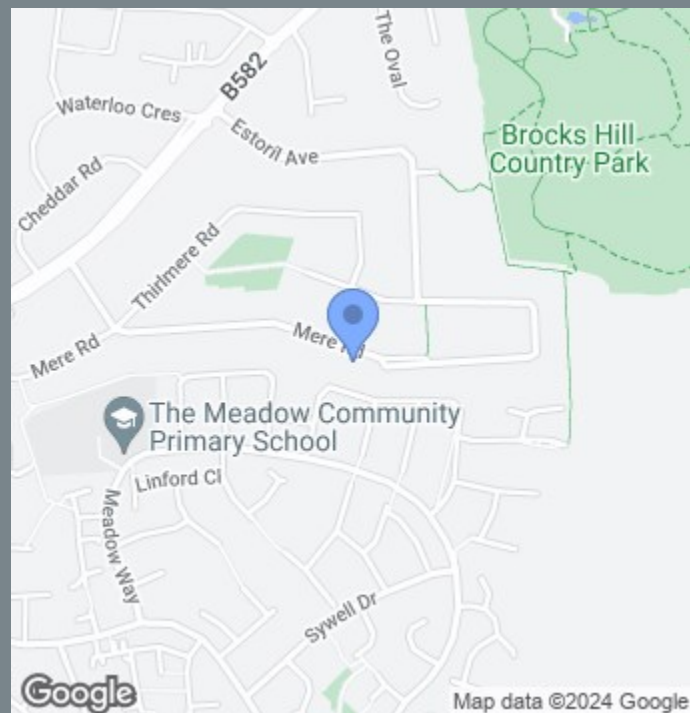
125 Mere Road, Wigston, Leicestershire, LE18 3RN
Offers In Excess Of £325,000

OVERVIEW

- Spacious Extended Family Home
- Highly Desired Location
- Entrance Hall & Breakfast Kitchen
- Lounge Diner
- Utility & Downstairs Cloakroom
- Four Bedrooms & Shower Room
- Driveway, Garage & Generous Garden
- Viewing Is Recommended
- EER Rating - tbc, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Nestled within the desirable and sought after Mere residential area near the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre and Oadby Village. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

Welcome to this spacious extended family home, offering ample living space and convenience for modern family life. Situated in the highly sought after 'Meres' in Wigston and with the added benefit of no onward chain we feel an early viewing is essential to avoid disappointment. As you enter through the inviting entrance hall you are greeted with stairs travelling up to the first floor and doors into the downstairs rooms. The lounge and dining room area, which can be kept separate for intimate gatherings or opened up to create a seamless flow for larger gatherings. The lounge features cosy seating arrangements, perfect for relaxation and entertainment with patio doors leading into the garden, while the dining area offers ample space for family meals and dinner parties. The well appointed breakfast kitchen is designed to cater to the demands of modern family life. With ample counter space and storage options this kitchen is sure to inspire culinary creativity. There is also room for a table and chairs for informal dining. A separate utility room offers additional convenience, housing laundry facilities and providing extra storage space and completing the ground floor layout is a convenient downstairs cloakroom, offering practicality and ease for guests and residents alike. Ascending the staircase, you'll discover four generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. A modern shower room serves the upper floor, providing comfort and functionality with contemporary fixtures and fittings. Outside the property boasts a driveway and garage, ensuring ample parking space and storage. The enclosed mature garden offers a private oasis for outdoor enjoyment, featuring lush greenery, well-tended borders, and space for alfresco dining or recreational activities.

