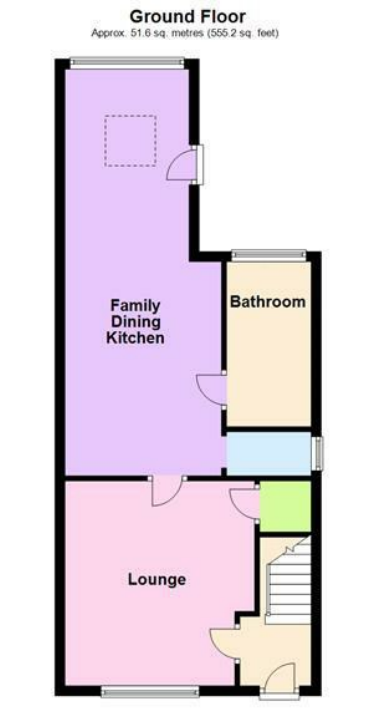
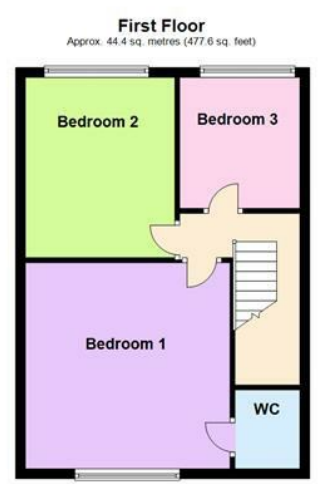


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
13'05 x 12'06 (4.09m x 3.81m)
- Family Dining Kitchen**
26'10 x 9'06 (8.18m x 2.90m)
- Bathroom**
10'11 x 5'08 (3.33m x 1.73m)
- Landing**
- Bedroom One**
13'06 x 12'06 (4.11m x 3.81m)
- Bedroom Two**
11'09 x 9'08 (3.58m x 2.95m)
- Bedroom Three**
8'06 x 7'07 (2.59m x 2.31m)



Total area: approx. 96.0 sq. metres (1032.8 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.

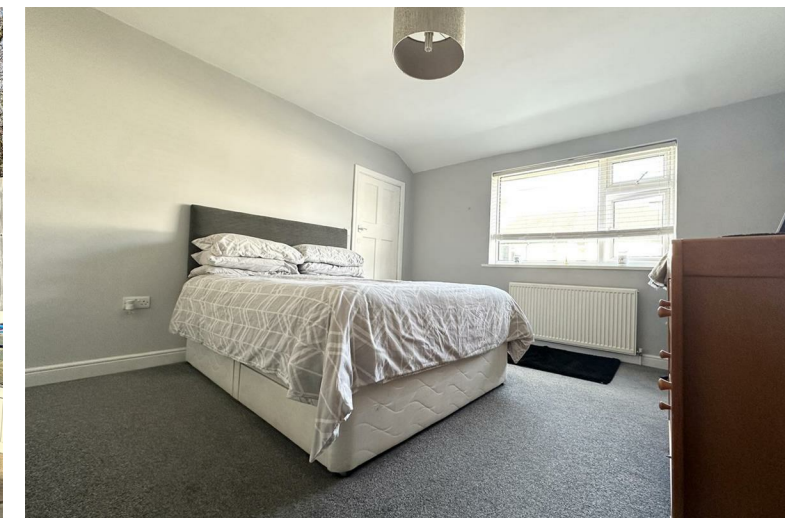
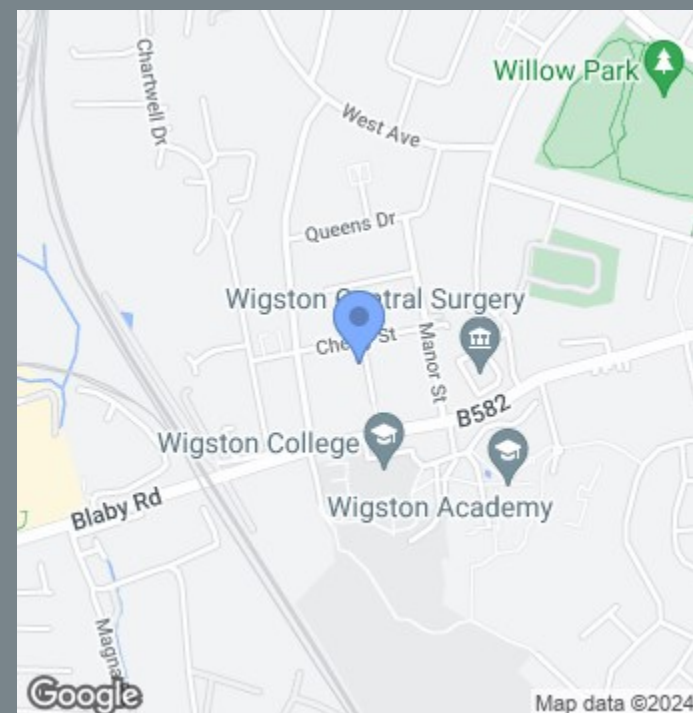
20 Orchards Drive, Wigston, Leicestershire, LE18 2BW
Offers In Excess Of £220,000

OVERVIEW

- Spacious Family Home
- Sought After Location
- Ideal First Time Or Investment Purchase
- Hall & Lounge
- Family Dining Kitchen & Bathroom
- Three Bedrooms With En Suite WC To Main
- Driveway & Enclosed Garden
- Viewing Is Essential
- EER Rating - C, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Located in 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. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

Nestled in a lovely location, this beautiful townhouse presents an idyllic retreat for those seeking charm, comfort and convenience. Stepping into the inviting hallway you are greeted with stairs rising up to the first floor and a door into the downstairs rooms. Natural light pours in through the windows of the tastefully decorated lounge which offers a perfect haven for unwinding after a long day. The heart of the home lies within the family dining kitchen, where culinary delights are prepared and cherished memories are made. This spacious area seamlessly blends functionality with aesthetics, featuring ample storage and a welcoming dining area perfect for hosting gatherings with loved ones. The bathroom is fitted with a white three piece suite comprising of low level wc, wash basins and bath with shower over. Ascending the stairs, you'll discover three generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. Bedroom one benefits from an en suite wc. Outside, the property boasts a driveway for convenient off-road parking, as well as a good-sized enclosed garden, primarily laid to lawn and complemented by a charming patio area. This outdoor oasis offers endless opportunities for al fresco dining, entertaining guests, or simply soaking up the sunshine in serene surroundings.