

### FLOOR PLAN

#### DIMENSIONS

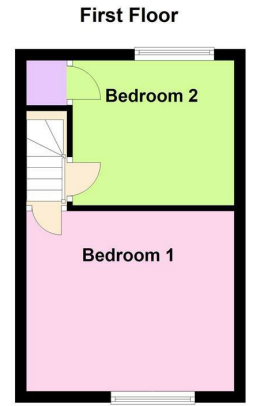
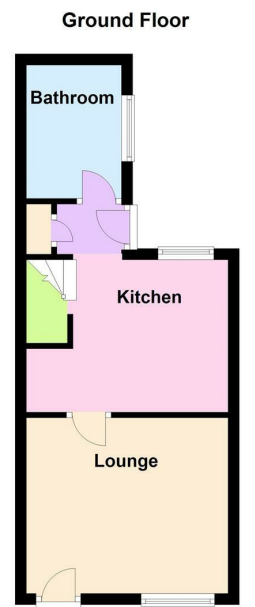
**Lounge**  
10'04 x 11'10 (3.15m x 3.61m)

**Kitchen**  
8'07 x 9'1 (2.62m x 2.77m)

**Bathroom**  
7'10 x 5'06 (2.39m x 1.68m)

**Bedroom One**  
10'05 x 12'01 (3.18m x 3.68m)

**Bedroom Two**  
8'08 x 9' (2.64m x 2.74m)



**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.

9 Long Street, Wigston, Leicestershire, LE18 2BP  
£159,950

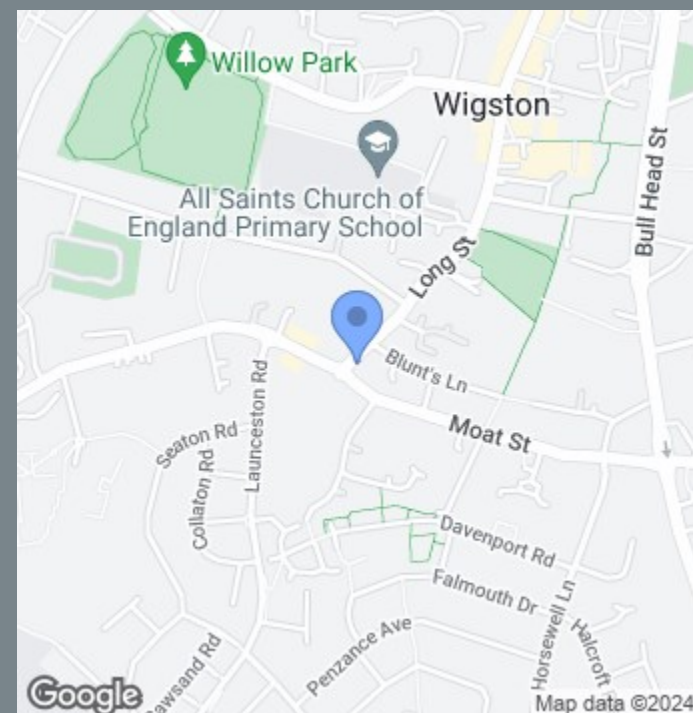


## OVERVIEW

- Stunning Cottage
- Sought After Location
- No Onward Chain
- Lounge
- Lovely Kitchen
- Bathroom
- Two Bedrooms
- Beautiful Garden With A View Of Church
- Viewing Essential
- EER Rating D, Freehold

## 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

*This truly lovely cottage, in the heart of Wigston Magna, with the added benefit of no onward chain would make an ideal first time or investment buy and is offered for sale in move into condition. Tastefully decorated throughout you begin in the lounge which has a window to the front aspect and feature fireplace creating a great room for relaxing. The modern kitchen is fitted with white wall and base units, has a stainless steel sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. The inner lobby has a hand storage cupboard and a door into the bathroom. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Taking the stairs up to the first floor you will find two bedrooms with bedroom two having an inbuilt cupboard. Externally to the rear the courtyard style garden is low maintenance and has a raised decked area perfect for al fresco dining through the summer months. Viewing really is a must on this home.*

