

FLOOR PLAN

DIMENSIONS

Entrance Porch

Kitchen/Lounge

19'9 x 15'6 (6.02m x 4.72m)

Bedroom One

13'8 x 13'8 (4.17m x 4.17m)

Bedroom Two

8'11 x 8'1 (2.72m x 2.46m)

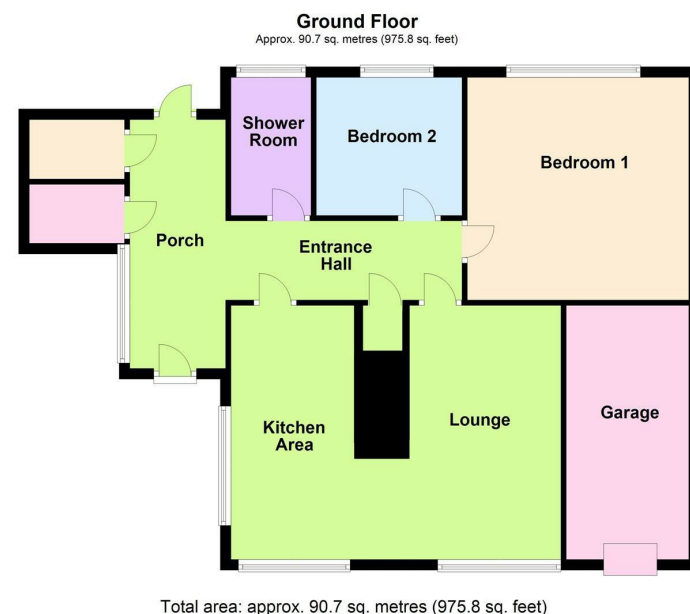
Shower Room

8'1 x 4'10 (2.46m x 1.47m)

Single Garage

15'5 x 7'8 (4.70m x 2.34m)

Outhouse/Storage



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.

2 Saltash Close, Wigston, Leicestershire, LE18 2GX

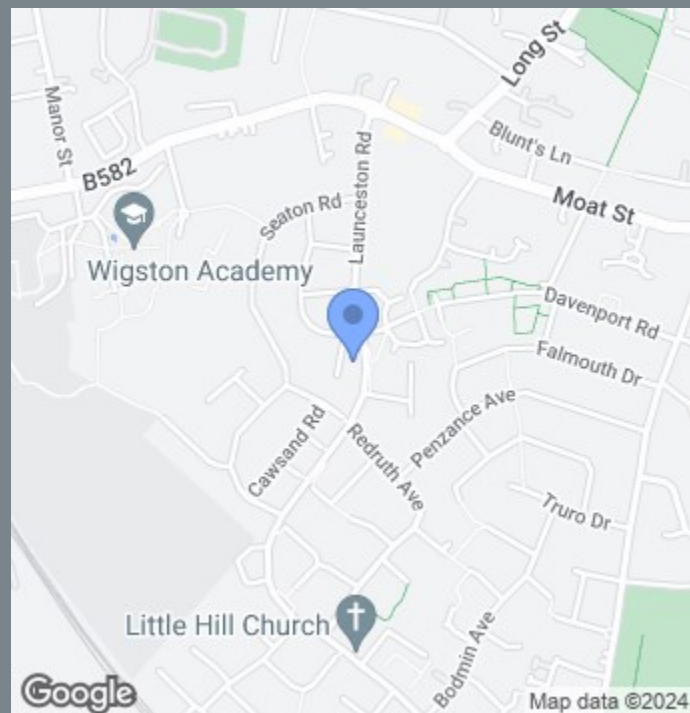
£280,000

OVERVIEW

- Completely Renovated Throughout
- Two Double Bedrooms
- Single Garage & Driveway
- Large Corner Plot With Planning Permission
- Modern Style Throughout
- Secure & Low Maintenance Rear Garden
- Many Local Amenities Close By
- Freehold Property
- Council Tax Band - C
- EPC Rating - E (had new boiler since)

LOCATION LOCATION....

Saltash Close in Wigston, Leicester, is a peaceful suburban street lined with modern homes and well-maintained gardens. The neighbourhood exudes a friendly atmosphere, with quiet streets and a strong sense of community. Nearby amenities such as shops, parks, and schools make it an ideal location for families seeking a comfortable and convenient living environment.



THE INSIDE STORY

NestEgg Properties proudly presents an exceptional property for sale: a meticulously renovated two-bedroom detached bungalow nestled on a corner plot in the quiet Saltash Close, Wigston. This property boasts planning permission for extension, offering the potential to tailor your living space to your desires.

Upon arrival, you'll be greeted by a single garage and driveway, providing convenient parking options. The bungalow itself has been renovated to an impeccable standard, with every aspect boasting new fittings and fixtures throughout.

Featuring two spacious double bedrooms, the main bedroom is enhanced by fitted wardrobes, maximizing storage efficiency. The modern shower room offers both style and functionality, equipped with a contemporary shower, WC, and sink.

The heart of the home lies in the modern kitchen, illuminated by spotlights and outfitted with ample wall and base units, providing both practicality and aesthetic appeal.

Adding to its charm, the entrance porch hosts two outhouses, perfect for additional storage needs or housing utilities like a washing machine, ensuring convenience at every turn.

To the rear, the low-maintenance garden is slabbed, offering an ideal setting for outdoor gatherings and BBQs, promising leisurely moments and cherished memories with loved ones.

With its prime location, impeccable renovations, and potential for expansion, this bungalow is a rare find. Schedule a viewing today to seize the opportunity to make this your dream home.

Viewing is highly recommended to fully appreciate all that this property has to offer.

