

## FLOOR PLAN

### DIMENSIONS

**Entrance Porch**  
5'03 x 3'11 (1.60m x 1.19m)

**Entrance Hall**  
9'02 x 5'05 (2.79m x 1.65m)

**Lounge**  
15'00 x 11'00 (4.57m x 3.35m)

**Dining Room**  
8'09 x 7'06 (2.67m x 2.29m)

**Downstairs Bathroom**  
8'03 x 8'00 (2.51m x 2.44m)

**Kitchen Diner**  
14'11 x 11'11 (4.55m x 3.63m)

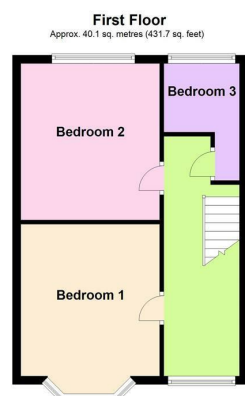
**Bedroom One**  
12'02 x 11'01 (3.71m x 3.38m)

**Bedroom Two**  
10'09 x 8'06 (3.28m x 2.59m)

**Bedroom Three**  
10'03 max x 8'00 (3.12m max x 2.44m)



Total area: approx. 101.9 sq. metres (1096.9 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.

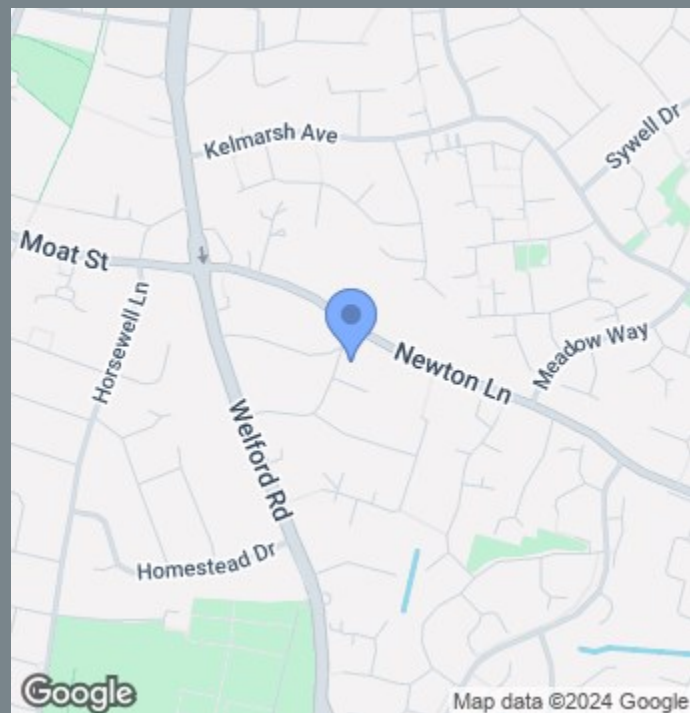
95 Harcourt Road, Wigston, LE18 3SB  
Offers In Excess Of £245,000

## OVERVIEW

- Three Double Bedrooms
- Lovely Rear Garden
- Bay fronted House
- Downstairs Bathroom
- Local Amenities Close By
- No Onward Chain
- Great Family Home
- Council Tax Band - B
- Freehold Property
- EPC Rating - D

## LOCATION LOCATION....

Wigston Harcourt located in between the village of Wigston and the beautiful countryside village of Kilby, making this area of Wigston the most beautiful with its picturesque views out onto the surrounding villages. Although Wigston Harcourt is set back into the fields of Wigston you are only a short drive or walk away from all local amenities and schools for all ages. Wigston Harcourt is also home to South Leicestershire Rugby Ground which hosts one of Leicester biggest bonfire night displays. A short walk down the winding country roads will lead you to Kilby Bridge where you will find a stunning, canal side family pub perfect for a spot of lunch or dinner whilst taking in the beauty of the surrounding countryside. Buses come through Wigston Harcourt on a regular basis giving you easy access to the City Centre. Surrounding Motorways are also only a short drive away.



## THE INSIDE STORY

Welcome to Harcourt Road, Wigston! This charming property offers a blend of traditional elegance and modern convenience, making it the perfect place to call home. As you step inside, you're greeted by a welcoming entrance porch, complete with convenient under-the-stairs storage for all your belongings. The front lounge boasts a beautiful bay window, filling the room with natural light, while the adjacent dining room provides a wonderful space for entertaining guests or enjoying family meals. The ground floor also features a well-appointed bathroom for added convenience, and French doors leading from the dining room to the spacious kitchen. The kitchen itself is a true highlight, featuring ample wall and base units, a pantry for extra storage, and space for an American-style fridge freezer. The centerpiece of the kitchen is a lovely island, perfect for informal dining or meal preparation. Moving upstairs, you'll find a large landing leading to three generously sized double bedrooms, offering plenty of space for rest and relaxation. Outside, the garden provides a tranquil retreat, with plenty of space for outdoor enjoyment. A large shed located at the bottom of the garden offers additional storage space and is equipped with electrics, making it ideal for those who work from home or enjoy DIY projects. Don't miss the opportunity to make this wonderful property your own – arrange a viewing today and discover all that Harcourt Road has to offer!

