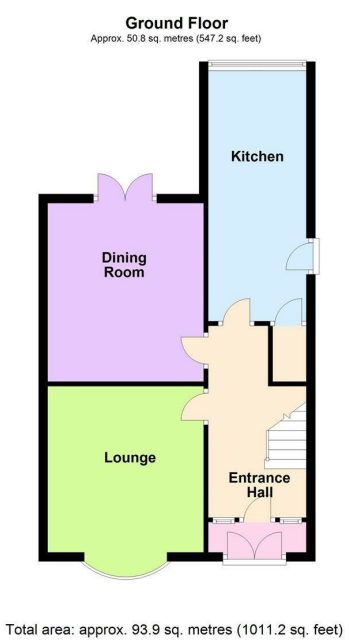


FLOOR PLAN

- ## DIMENSIONS
- Porch**
 - Entrance Hall**
13'10 x 6'10 (4.22m x 2.08m)
 - Lounge**
13'07 x 11'02 (4.14m x 3.40m)
 - Dining Room**
12'11 x 11'02 (3.94m x 3.40m)
 - Kitchen**
18'02 x 6'10 (5.54m x 2.08m)
 - Landing**
 - Bedroom One**
13'10 x 11'02 (4.22m x 3.40m)
 - Bedroom Two**
13' x 11'02 (3.96m x 3.40m)
 - Bedroom Three**
8'01 x 6'10 (2.46m x 2.08m)
 - Bathroom**
5'06 x 6'09 (1.68m x 2.06m)



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?
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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.

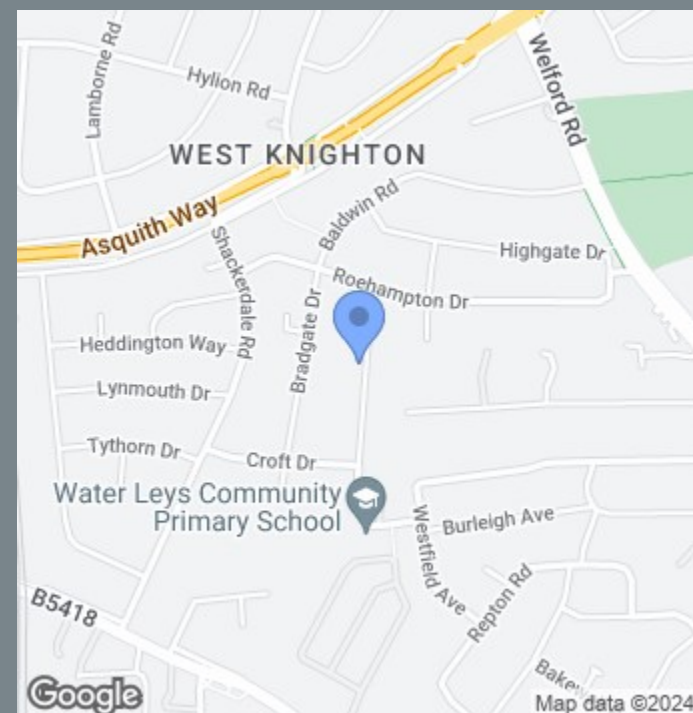
25 Guilford Drive, Wigston, Leicestershire, LE18 1HG
£299,950

OVERVIEW

- Beautiful Extended Family Home
- Sought After Location
- Porch & Entrance Hall
- Lounge & Dining Room
- Extended Fitted Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Enclosed Garden
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Situated on Guilford Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

Nestled in a sought-after location, this stunning extended family home exudes charm and sophistication. Upon entering through the porch and entrance hall, you are welcomed into a space that radiates warmth and style. The lounge, featuring a bay window and a cozy gas fire, offers a perfect retreat for relaxation and gatherings.

Adjoining the lounge is the dining room, complete with French doors that open up to the garden, creating a seamless connection between indoor and outdoor living spaces. The extended kitchen is a chef's delight, boasting an Edinburgh sink, integrated fridge freezer, washing machine, and an oven with eight ring hob, all set against a backdrop of a luxurious marble floor. Upstairs, the landing leads to three bedrooms that are designed for comfort and tranquility, providing peaceful retreats for all household members. The well-appointed bathroom adds a touch of luxury and functionality to the home. Outside, the property has a driveway for convenient parking and an enclosed garden, offering a private outdoor sanctuary for relaxation and enjoyment. This beautiful family home is a true gem in a desirable location, combining modern amenities with timeless charm to create a haven for comfortable living and entertaining.

