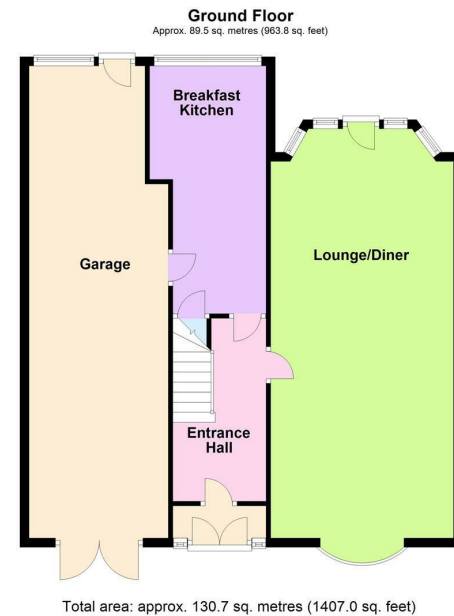


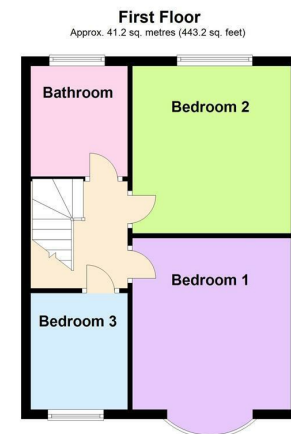
FLOOR PLAN

DIMENSIONS

- Porch**
2' x 6'08 (0.61m x 2.03m)
- Entrance Hall**
13'01 x 6'08 (3.99m x 2.03m)
- Lounge Diner**
28'07 x 11'02 (8.71m x 3.40m)
- Breakfast Kitchen**
17'09 x 8'01 (5.41m x 2.46m)
- Landing**
- Bedroom One**
14' x 11'02 (4.27m x 3.40m)
- Bedroom Two**
11'08 x 11'02 (3.56m x 3.40m)
- Bedroom Three**
7'10 x 6'09 (2.39m x 2.06m)
- Bathroom**
7'07 x 6'08 (2.31m x 2.03m)
- Garage**
33'09 x 9'08 (10.29m x 2.95m)



Total area: approx. 130.7 sq. metres (1407.0 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.

71 Mere Road, Wigston, LE18 3RN

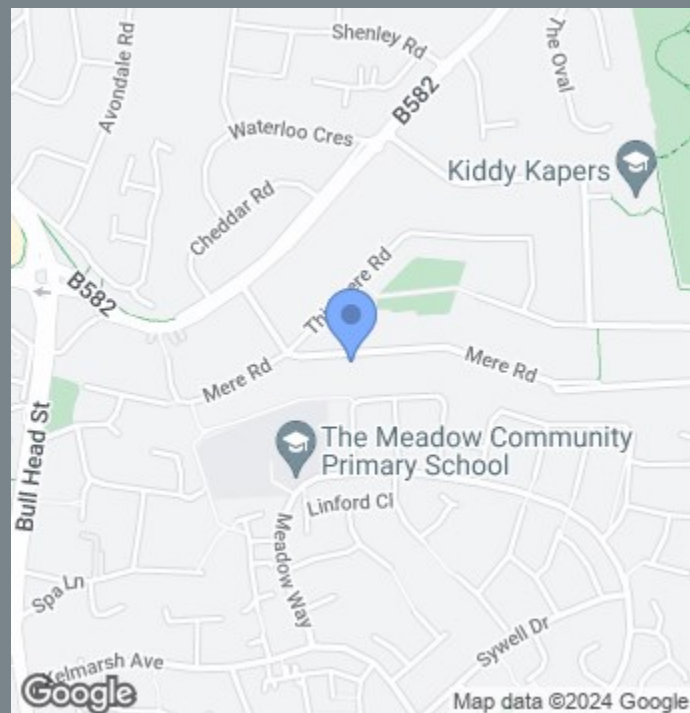
Offers In Excess Of £300,000

OVERVIEW

- Spacious Family Home With No Onward Chain
- Very Popular Location
- Porch & Entrance Hall
- Lounge Diner
- Breakfast Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Well Established Garden
- Freehold, EER Rating -D
- Council Tax Band - C

LOCATION LOCATION....

Nestled within the desirable and sought after Mere residential area near 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 and Oadby Village. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

Nestled in the serene and picturesque Mere's area of Wigston, this charming semi-detached family home presents a unique opportunity with the added benefit of no onward chain. As you step through the welcoming porch and entrance hall, a sense of warmth and comfort envelops you, setting the stage for a delightful living experience. The spacious lounge diner, graced with a bay window at the front, floods the room with natural light, creating a bright and airy atmosphere perfect for relaxation and gatherings. A convenient door at the rear opens up to the garden, seamlessly blending indoor and outdoor living spaces. The extended kitchen, features a breakfast bar for informal dining, has a range of wall and base cabinets, eye level double oven and sink drainer. Travelling upstairs, the landing leads to three inviting bedrooms providing ample space and comfort for the entire family and the bathroom which is fitted with a newly fitted wc, wash hand basin and bath with shower over. The property includes a driveway and 33ft garage, offering practical parking and storage solutions. Outside, the enclosed mature garden is a hidden oasis, boasting a charming patio area surrounded by lush greenery. This private outdoor sanctuary provides a tranquil retreat for relaxation and entertainment, making it a perfect setting for enjoying the natural beauty of the surroundings.

