# nestegg properties

## FLOOR PLAN

### **DIMENSIONS**

**Entrance Hall** 11'08 x 7'09 (3.56m x 2.36m)

**Lounge Diner** 20'11 x 13'02 (6.38m x 4.01m)

**Kitchen** 9'04 x 10'10 (2.84m x 3.30m)

Landing

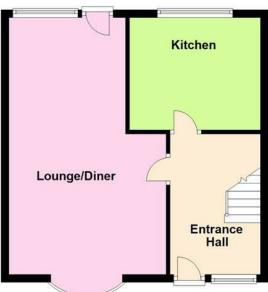
**Bedroom One** 11'09 x 11'11 (3.58m x 3.63m)

**Bedroom Two** 8'11 x 11'11 (2.72m x 3.63m)

**Bedroom Three** 8'07 x 8'08 max (2.62m x 2.64m max)

Family Bathroom 5'05 x 8'07 (1.65m x 2.62m)

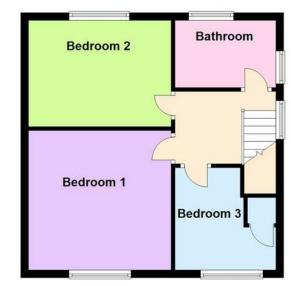
#### Ground Floor Approx. 42.6 sq. metres (458.7 sq.



Total area: approx. 84.5 sq. metres (909.0 sq. feet)

#### First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)





FIXEURES AND FITTINGS All items in the nature of the vendors intuiting unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LEIS INR

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 the product in a consistency of the product o

e no delay in agreeing a sale.
hese details do not constitute part of an offer or contract.

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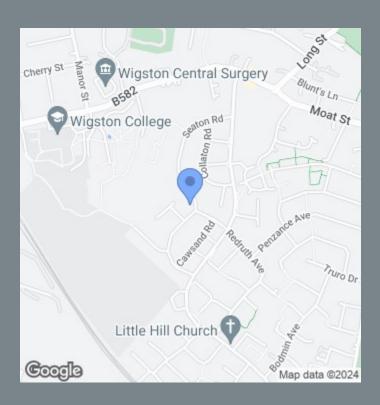
57 Seaton Road, Wigston, Leicestershire, LE18 2BY

### **OVERVIEW**

- · Semi Detached Family Home
- · Popular Location
- · No Onward Chain
- · Entrance Hall & Kitchen
- · Lounge Diner
- Three Bedrooms
- · Family Bathroom
- · Driveway & Enclosed Gatden
- · EER Rating C, Freehold
- · Council Tax Band C

## LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.











## THE INSIDE STORY

Situated on a delightful plot in a sought-after location, this semi-detached home, offered with no onward chain, presents a wonderful opportunity for a new family to make it their own. The property features an inviting entrance hall that leads into a spacious lounge diner, complete with doors that open up to the garden, creating a seamless indoor-outdoor living space perfect for relaxation and entertaining. The kitchen is fitted with a range of wall and base units, has a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. Upstairs, three bedrooms offer comfortable accommodations, while a family bathroom ensures convenience for daily routines. Outside, a driveway allows for easy parking, while the enclosed garden provides a private sanctuary for outdoor enjoyment and peaceful moments. With its prime location and lack of chain this semi-detached home is ready to welcome a new family.







