

## FLOOR PLAN

### DIMENSIONS

Porch

Entrance Hall

Lounge Diner  
26' x 12'4 (7.92m x 3.76m)

Sun Room  
11'8 x 9'9 (3.56m x 2.97m)

Kitchen  
14'9 x 7'10 (4.50m x 2.39m)

Utility Room

Downstairs Shower Room

Landing

Bedroom One  
14'1 x 12'4 (4.29m x 3.76m)

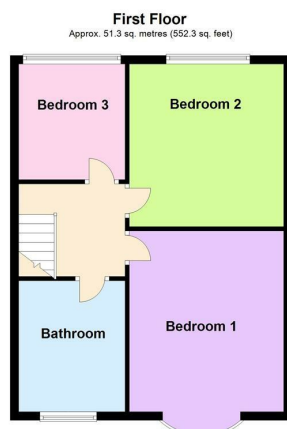
Bedroom Two  
11'11 x 11'4 (3.63m x 3.45m)

Bedroom Three  
8'5 x 7'11 (2.57m x 2.41m)

Bathroom



Total area: approx. 126.4 sq. metres (1361.0 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.

135 Station Road, Wigston, Leicestershire, LE18 2DN

Offers In Excess Of £400,000

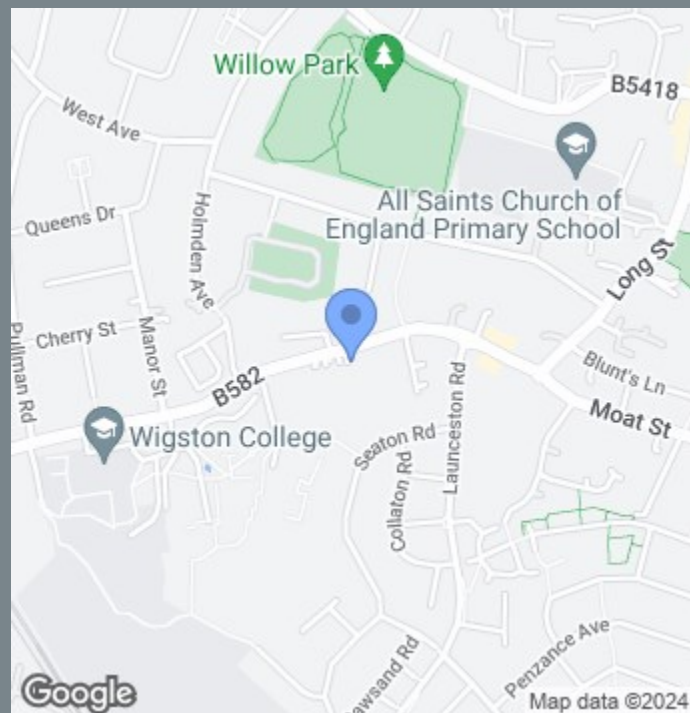


# OVERVIEW

- Beautiful Detached Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge Diner & Sun Room
- Kitchen, Utility & Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Driveway & Stunning Garden With Veg Patch
- Viewing Is A Must
- EER rating - D, Freehold
- Council Tax Band - D

# LOCATION LOCATION....

Located in 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. Access to surrounding motorways and Fosse Park is also only a short drive away.



# THE INSIDE STORY

Welcome to this stunning detached family home, a true masterpiece of design and comfort, situated in a fabulous location. As you approach, the porch invites you in, providing a sheltered entry that leads to the impressive entrance hall, adorned with herringbone parquet flooring that adds a touch of elegance from the moment you step inside. The lounge diner is a generous space, filled with natural light from the bay window, creating a warm and inviting atmosphere. It's a versatile area that's perfect for both relaxing and entertaining. The kitchen is a highlight of the home, featuring a Rayburn that adds both character and warmth. It seamlessly flows into the sun lounge, a bright and airy space with bifold doors that open up to the rear garden, bringing the outdoors in and providing a seamless transition between indoor and outdoor living. For added convenience, the utility room offers practical space for laundry and additional storage, while the downstairs shower room provides modern amenities and a touch of luxury. Upstairs, the landing leads to three comfortable bedrooms, each offering a peaceful retreat and the primary bedroom having fitted wardrobes. The family bathroom is a sanctuary of relaxation, featuring a roll-top bath, providing a spa-like experience at home. The loft is fully boarded, has a loft ladder and power. Outside, the driveway to the front of the property offers convenient parking, while the amazing rear garden is a true oasis. With a patio area perfect for al fresco dining, a lush lawn, and a wonderful veg plot and fruit trees at the bottom, it's a space that caters to both relaxation and gardening enthusiasts.

