

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
15'09 x 2'09 (4.80m x 0.84m)

**Lounge Diner**  
26'1 x 10'05 (7.95m x 3.18m)

**Kitchen**  
12'10 x 9'05 (3.91m x 2.87m)

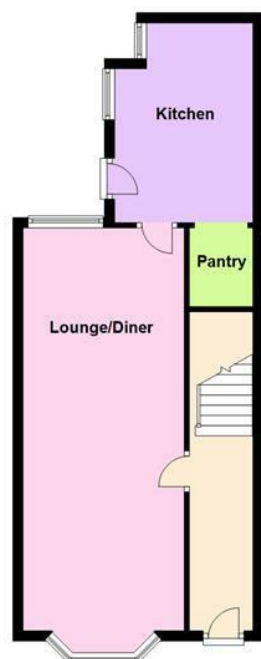
**Landing**

**Bedroom One**  
11'11 x 15'06 (3.63m x 4.72m)

**Bedroom Two**  
12'07 x 9'11 (3.84m x 3.02m)

**Bathroom**  
8'09 x 8'10 (2.67m x 2.69m)

**Ground Floor**  
Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.4 sq. feet)

**First Floor**  
Approx. 48.2 sq. metres (518.6 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.

30 Burgess Street, Wigston, Leicestershire, LE18 1PF  
Offers In Excess Of £230,000

## OVERVIEW

- Beautiful Period Home
- Fabulous Location
- Entrance Hall
- Lounge Diner
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Lovely Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - A

## 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

Discover the charm of this exquisite property, dating back to the 1800's. Nestled near the heart of the village, this home offers a perfect blend of historical character and modern comfort. With its high ceilings and original features, it provides a unique living experience that is both elegant and inviting. As you enter through the entrance hall, you're greeted by the grandeur of the past, with period details that set the tone for the rest of the home. The lounge diner is a spacious and versatile area, perfect for both relaxing and entertaining. Large windows allow natural light to flood in creating a warm and welcoming atmosphere. The kitchen is well-equipped and thoughtfully designed, with ample storage and worktop space. It's a practical space making it a delightful place to prepare meals. Upstairs, the two bedrooms offer comfortable and peaceful retreats. Each bedroom is well-proportioned and beautifully finished. The bathroom is a luxurious space, featuring a four-piece suite that includes both a shower and a bath. It's a modern addition that complements the character of the home, providing comfort and convenience. Outside, the lovely garden with a patio area offers a private outdoor space that's perfect for enjoying the fresh air and sunshine. It's a tranquil retreat that's ideal for relaxation and outdoor dining.

