

## FLOOR PLAN

### DIMENSIONS

#### Porch

#### Lounge Diner

27'2 x 11'4 (8.28m x 3.45m)

#### Conservatory

9'7 x 15' (2.92m x 4.57m)

#### Kitchen

11'8 x 10' (3.56m x 3.05m)

#### Utility

5'2 x 8'6 (1.57m x 2.59m)

#### Landing

#### Bedroom One

15'8 x 11'5 (4.78m x 3.48m)

#### Bedroom Two

11'08' x 10'1 (3.56m' x 3.07m)

#### Bedroom Three

11'3 x 10'1 (3.43m x 3.07m)

#### Shower Room

9'2 x 8'8 (2.79m x 2.64m)

#### Annex Living/Bedroom

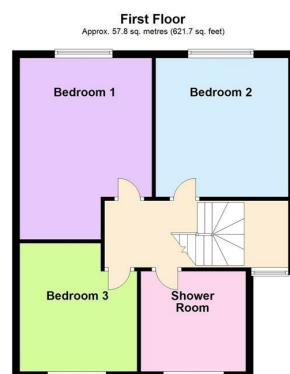
18'8 x 8'7 (5.69m x 2.62m)

#### Annex Kitchen

5'10 x 7'8 (1.78m x 2.34m)

#### Annex Shower Room

5'6 x 14'6 (1.68m x 4.42m)



**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/](http://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.

3A Church Nook, Wigston, Leicestershire, LE18 3RA

£450,000

## OVERVIEW

- Detached Home On Fabulous Plot
- Sought After Location
- Porch & Lounge Diner
- Conservatory & Newly Fitted Kitchen
- Utility & Three Double Bedrooms
- Newly Fitted Shower Room
- One Bedroom Annex
- Driveway & Enclosed Garden
- EER Rating C, Freehold
- Council Tax Band -

## LOCATION LOCATION....

Church Nook in Wigston offers a tranquil and charming setting for residents. Nestled in a peaceful neighbourhood, Church Nook provides a sense of community and a serene environment for comfortable living. With easy access to local amenities, schools, and green spaces, residents can enjoy the convenience of everyday essentials within reach. The area is well-connected with good transportation links, making it easy to travel to other parts of Wigston and beyond. Whether you're seeking a quiet retreat or a family-friendly environment, Church Nook offers a welcoming and picturesque location for residents to enjoy.



## THE INSIDE STORY

Situated on a stunning plot in a highly sought-after location, this detached home presents a unique opportunity with a one-bedroom annex, adding versatility & space for various living arrangements. The property features a welcoming porch that sets the tone for what lies beyond. The spacious lounge diner offers a versatile space that accommodates both everyday living & special occasions, making it the perfect setting for cosy evenings in or lively dinner parties. Moving through to the conservatory, this sunlit retreat seamlessly connects the indoors with the outdoors, offering a tranquil space where you can bask in the beauty of the garden while remaining sheltered from the elements. Whether you seek a peaceful spot for reading & relaxation or a sunny nook for enjoying your morning coffee, the conservatory stands as a testament to the home's seamless integration of nature & comfort. The newly fitted kitchen is not just a functional space but a culinary haven that beckons the chef within to create gourmet delights. Every detail of this kitchen has been carefully curated to offer both style & substance, providing a perfect blend of aesthetics & practicality. The utility has plumbing for a washing machine & space for a tumble dryer. Ascend the dog-leg stairs to the landing, where three beautifully appointed bedrooms & a modern shower room await, providing a serene escape for rest & relaxation. The annex, a valuable addition to the property, comprises a versatile lounge/bedroom, a functional kitchen, and a convenient shower room, offering endless possibilities for guests & extended family. Outside, a driveway at the front ensures ample parking, while the expansive garden, complete with multiple patio areas, provides a serene backdrop for outdoor enjoyment & entertaining. With the potential for extension, subject to planning, this property offers a canvas for your imagination to run wild, allowing you to tailor the space to suit your lifestyle & needs perfectly.

