

## FLOOR PLAN

### DIMENSIONS

Entrance Hall

Lounge Diner  
15'2x12'9 (4.62mx3.89m)

Kitchen  
8x11 (2.44mx3.35m)

Downstairs Cloakroom

Landing

Bedroom One  
8'08 x 13'04 (2.64m x 4.06m)

En Suite

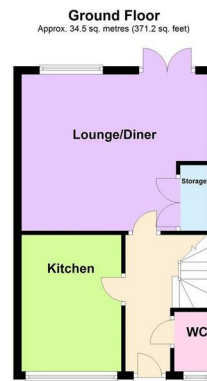
Bedroom Two  
8'08 x 10'11 (2.64m x 3.33m)

Family Bathroom

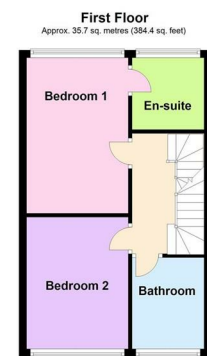
Landing

Bedroom Three  
15'04 x 15'02 max (4.67m x 4.62m max)

Home Office/Storage



Total area: approx. 99.8 sq. metres (1073.9 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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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.

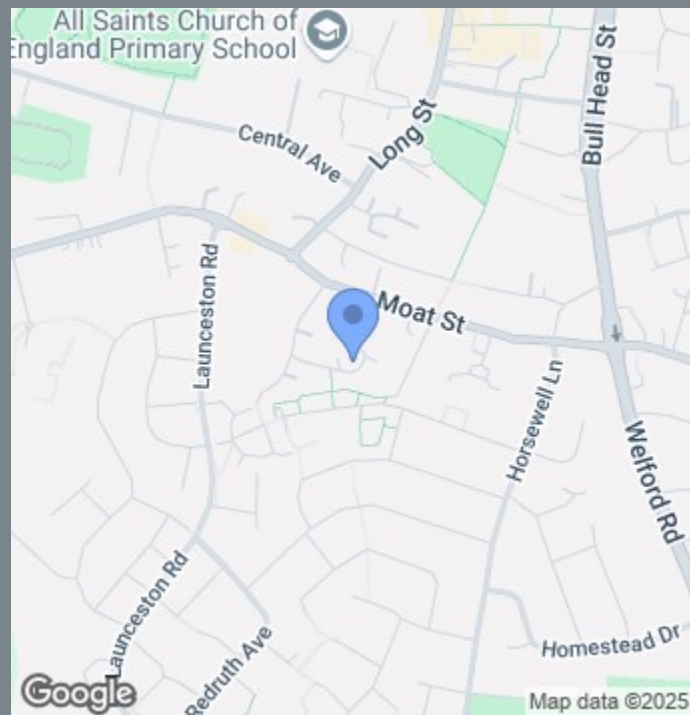
50 Newgate End, Wigston, Leicester, LE18 2GG  
Offers Over £280,000

# OVERVIEW

- Beautiful Three Storey Family Home
- Lovely Location
- Entrance Hall & Modern Kitchen
- Lounge Diner & Downstairs Cloakroom
- Three Double Bedrooms
- Primary With En Suite & Family Bathroom
- Block Paved Driveway & Landscaped Garden
- Viewing Is A Must
- EER Rating - C Freehold
- Council Tax Band - C

## 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 three-storey home, nestled in a serene cul-de-sac location that offers the perfect blend of tranquility and convenience. This property is a true gem, situated close to all amenities, ensuring that everything you need is just a stone's throw away. As you approach the house, you're greeted by a welcoming entrance hall that sets the tone for the elegance and comfort that awaits inside. The ground floor boasts a spacious lounge diner, perfect for entertaining guests or enjoying cosy family evenings. The room is filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is a chef's dream, featuring sleek finishes and it's designed to be both functional and stylish, making meal preparation a joy. A downstairs cloakroom adds an extra touch of convenience to this level. Ascending to the first floor, you'll find a landing that leads to two generous double bedrooms. The master bedroom is a true retreat, complete with an en suite bathroom that offers a spa-like experience. The second bedroom is equally impressive, with ample space for a growing family or guests. The top floor presents a versatile space, with a large bedroom and additional storage. This area could serve as a private sanctuary, a home office, or a playroom, depending on your needs. Outside, the property continues to impress with a driveway to the front, providing off-street parking for multiple vehicles. The landscaped rear garden is an oasis of relaxation, featuring a raised decked area that's ideal for al fresco dining and a section of artificial grass that requires minimal maintenance, allowing you to enjoy the outdoors without the hassle.

