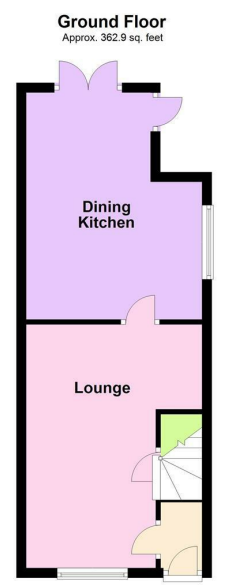
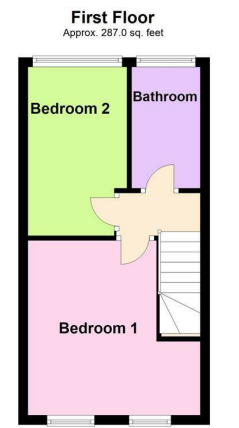


FLOOR PLAN

- DIMENSIONS**
- Entrance Porch**
- Lounge**
16'7 x 11'9 (5.05m x 3.58m)
- Dining Kitchen**
15'4 x 11'9 (4.67m x 3.58m)
- Landing**
- Bedroom One**
12' x 11'9 (3.66m x 3.58m)
- Bedroom Two**
11'6 x 6'1 (3.51m x 1.85m)
- Bathroom**



Total area: approx. 649.9 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.
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.

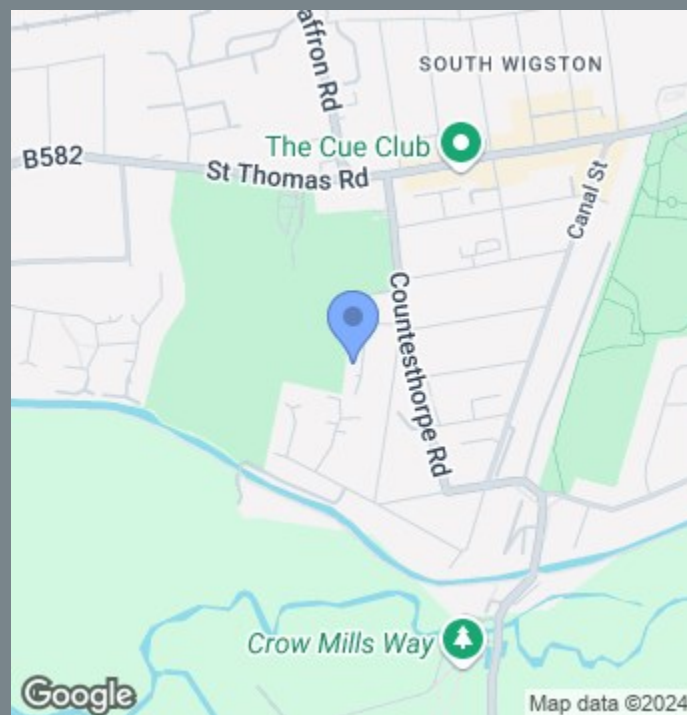
15 Best Close, Wigston, LE18 4PZ
£190,000

OVERVIEW

- Perfect First Time Or Investment Buy
- Chain Free
- Popular Location
- Entrance Porch & Spacious Lounge
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway & Enclosed Rear Garden
- Viewing Is Essential
- EER Rating - C, Freehold
- Council Tax Band - B

LOCATION LOCATION....

South Wigston is a vibrant and well-connected community with a rich history and a modern infrastructure. Its location provides a balance between rural tranquillity and urban convenience, making it an attractive place to live and work. The village is well-connected by road and rail. South Wigston railway station, serves the area, providing access to Leicester and other major cities. The Grand Union Canal also offers a scenic route for walking and cycling. There is Parklands Primary School, South Wigston High School, Wigston College and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green.



THE INSIDE STORY

This deceptively spacious home is nestled in a tranquil cul-de-sac, offering a peaceful retreat with no onward chain, making it an ideal choice for those looking to move quickly and without complication.

Upon arrival, the property greets you with an entrance porch that provides a sheltered space to transition from the outdoors. This porch leads into a welcoming lounge, which is flooded with natural light from the front-facing window. The lounge is a comfortable space that serves as the heart of the home, offering a cosy atmosphere for relaxation and entertainment. The lounge seamlessly flows into the dining kitchen, which is designed to cater to both the culinary enthusiast and those who enjoy hosting gatherings. The kitchen is well-equipped with modern appliances and ample counter space, making meal preparation a breeze. The dining area is perfectly situated adjacent to the kitchen, allowing for a seamless transition from cooking to dining. The French doors in the dining area open onto the garden, creating a wonderful indoor-outdoor living experience. This setup is ideal for entertaining, as it allows guests to flow easily between the house and the garden, especially during warmer months. Ascending to the first floor, the landing provides access to two generously sized bedrooms, both beautifully finished and bedroom one having fitted wardrobes. The bathroom, also located on this level, is well-appointed and designed with both functionality and comfort in mind. Externally to the front is a driveway for off street parking and the low-maintenance garden is a delightful outdoor space that complements the property. It offers a tranquil setting for relaxation and outdoor dining. The garden is designed to minimize upkeep, making it perfect for those with busy lifestyles or those who prefer to spend their time enjoying the space rather than maintaining it.

