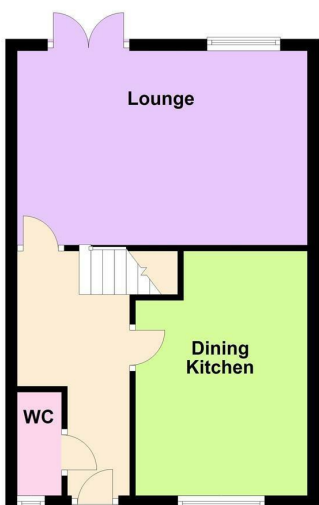


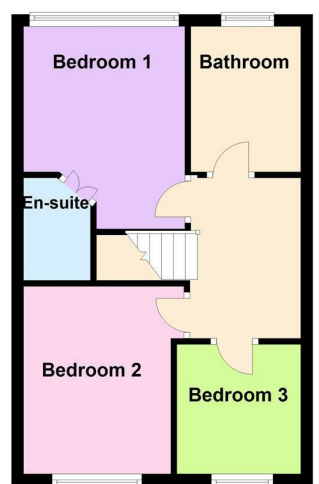
FLOOR PLAN

- DIMENSIONS**
- Entrance Hall
- Downstairs WC
- Living Room
- 16'1 x 10'9 (4.90m x 3.28m)
- Kitchen Diner
- 8'11 x 13'6 (2.72m x 4.11m)
- Bedroom One
- 10'2 x 10'11 (3.10m x 3.33m)
- En-suite Shower Room
- Bedroom Two
- 8'8 x 10'4 (2.64m x 3.15m)
- Bedroom Three
- 7'1 x 6'10 (2.16m x 2.08m)
- Family Bathroom

Ground Floor



First Floor



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.

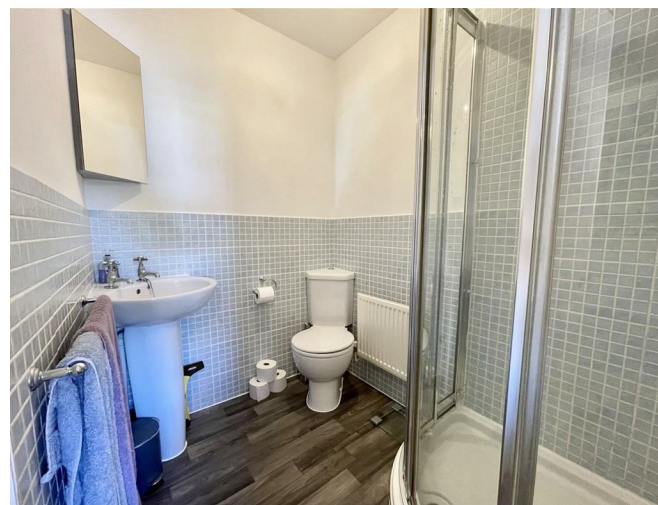
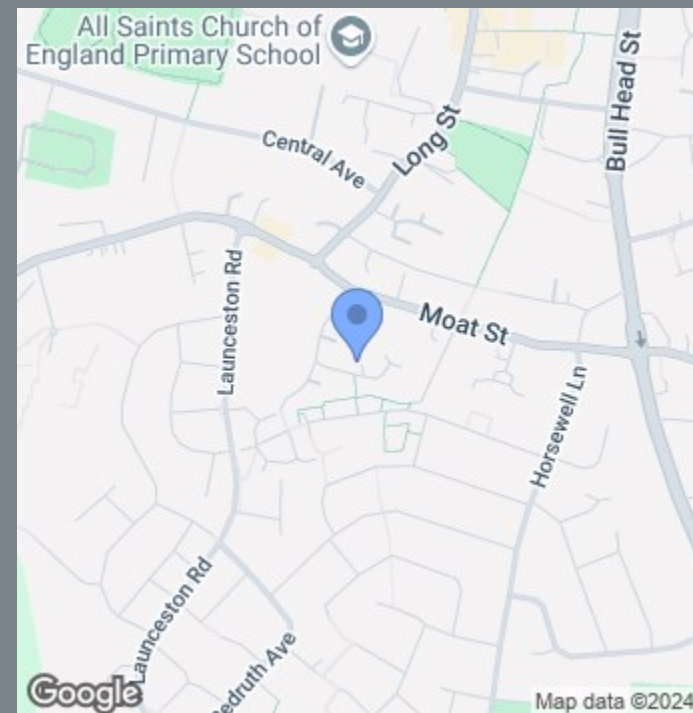
44 Newgate End, Wigston, LE18 2GG
£250,000

OVERVIEW

- Three Bedrooms
- En-suite Shower Room
- Very Quiet & Secluded Location
- Driveway For Two Cars
- Private & Secure Garden
- Perfect For First Time Buyers
- Highly Rated Schools In Catchment
- Freehold Property
- EPC Rating - C
- Council Tax Band - B

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 beautifully presented three bedroom terraced property at Newgate End, Wigston, perfectly suited for first-time buyers, growing families, or anyone looking to enjoy a serene yet well-connected lifestyle. Located in a highly sought-after, secluded area, this home offers the ideal balance of privacy & convenience, with local shops, schools & transport links just a short distance away. Upon entering, you're greeted by a welcoming entrance hall that leads to a stylish, contemporary WC & a modern, fully fitted kitchen diner with ample storage & counter space, perfect for whipping up your favourite meals.

At the heart of the home is a generously sized lounge, flooded with natural light thanks to its large patio doors that open directly onto the sunny, private rear garden. This outdoor space which consist of slabbed patio, mowed lawn & shed for storage, is a tranquil oasis, perfect for enjoying a morning coffee & summer BBQs.

Upstairs, you'll find three well-proportioned bedrooms, each designed to offer comfort & flexibility. The main bedroom with fitted wardrobes also boasts its own en suite shower room, adding a touch of luxury & privacy. The remaining two bedrooms are versatile spaces that can easily be adapted to suit your needs, whether as additional bedrooms, a home office, or a guest room. The family bathroom is finished to a high standard, featuring a bath with shower over, WC & hand basin offering practicality for family life. Additional highlights of this property include off-road parking for two cars, ensuring convenience for households with multiple vehicles & the peaceful location which offers a retreat from the bustle of everyday life while still being within easy reach of local amenities & transport routes. With its move-in ready condition, delightful garden & prime location, Newgate End is a home that truly offers it all. Early viewings are strongly advised to fully appreciate the charm & value of this wonderful property

