

FLOOR PLAN

- ### DIMENSIONS
- Entrance Porch**
7'11 x 3 (2.41m x 0.91m)
 - Entrance Hall**
16'11 x 5'08 (5.16m x 1.73m)
 - Front Living Room**
14'09 x 11'11 (4.50m x 3.63m)
 - Lounge Area**
11'16 x 11'11 (3.35m x 3.63m)
 - Dining Room**
11'11 x 10'10 (3.63m x 3.30m)
 - Kitchen**
11'09 x 7'02 (3.58m x 2.18m)
 - Utility Room**
6'11 x 4'03 (2.11m x 1.30m)
 - Downstairs WC**
6'11 x 2'08 (2.11m x 0.81m)
 - Enclosed Side Porch**
11'11 x 4'00 (3.63m x 1.22m)
 - Bedroom One**
11'11 x 10'09 (3.63m x 3.28m)
 - Bedroom Two**
11'11 x 9'05 (3.63m x 2.87m)
 - Bedroom Three**
6'11 x 7'04 (2.11m x 2.24m)
 - Bathroom**
7'02 x 10 (2.18m x 3.05m)



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.

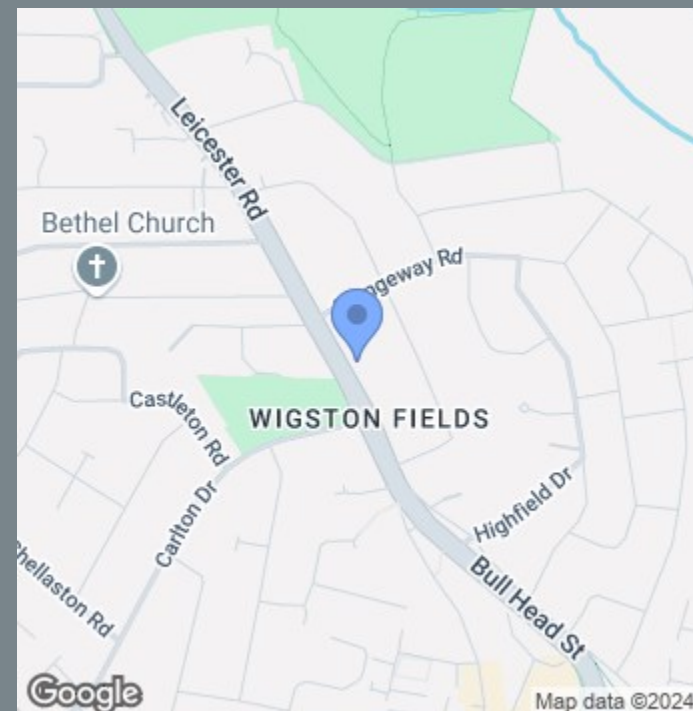
197 Leicester Road, Wigston, LE18 1JT
Offers In Excess Of £300,000

OVERVIEW

- Extended, Refurbished Three Bedroom Home
- Modern Throughout
- Stylish Open Plan Dining Kitchen
- Downstairs WC, Utility Room
- Lounge & Separate Living Room
- Beautiful Family Bathroom
- Mature, Enclosed Rear Garden
- Driveway For Two Cars
- Council Tax Band C, EPC Rating C
- Viewings Highly Advised, Freehold

LOCATION LOCATION....

Leicester Road in Wigston, is a key arterial route located in the borough of Oadby and Wigston in Leicestershire. It provides a desirable suburban setting with excellent access to both urban amenities and green spaces. The area around Leicester Road offers a blend of residential living, featuring a variety of housing styles, making it ideal for families, professionals, and retirees. This family-friendly neighbourhood balances a peaceful atmosphere with the convenience of local amenities such as shops, schools, healthcare, and leisure facilities. Residents also benefit from excellent transport links, including direct road access to Leicester City (just 4 miles away), frequent bus services, and nearby railway stations. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. With its mix of suburban tranquillity and easy access to the vibrant city of Leicester, Leicester Road is an ideal location for those seeking a calm residential area without sacrificing the benefits of city life.



THE INSIDE STORY

Situated on the sought-after Leicester Road in Wigston, this beautifully presented extended three bedroom, bay-fronted semi-detached home offers modern living with a stylish design throughout. Perfect for families or first-time buyers, the property boasts excellent features, a great location, and a driveway suitable for parking multiple cars. Upon entering through the porch, you are welcomed into a bright and spacious entrance hall that provides access to the downstairs WC, a handy under-stairs cupboard, and the main living areas. The front living room features elegant French doors that can be opened to extend into the lounge and dining area, creating a seamless flow of space ideal for entertaining or family gatherings. The dining area, with its modern bi-fold patio doors, opens out to a sunny and private rear garden, while the open-plan kitchen and utility room ensure functionality with style. The enclosed side porch provides a practical entrance from the driveway, making it convenient for those with pets or gardening gear. Upstairs, the property features three well-proportioned bedrooms, each offering ample space and natural light. The sleek, modern bathroom is designed with luxury in mind, complete with a free standing bath tub, a walk-in shower, a vanity sink, and a WC. The large, private rear garden is a standout feature, offering plenty of space for outdoor activities, with a slatted patio area perfect for alfresco dining and a lawned area ideal for families. Viewings are highly recommended to appreciate the quality, space, and location of this stunning property, which is ideal for families and first-time buyers alike.

