

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

14'11 x 11'03 (4.55m x 3.43m)

Dining Room

12' x 11'03 (3.66m x 3.43m)

Kitchen

11'04 x 7' (3.45m x 2.13m)

Covered Lobby

27'06 x 3'11 (8.38m x 1.19m)

Landing

Bedroom One

12'07 x 11'03 (3.84m x 3.43m)

Bedroom Two

11'06 x 11'03 (3.51m x 3.43m)

Bedroom Three

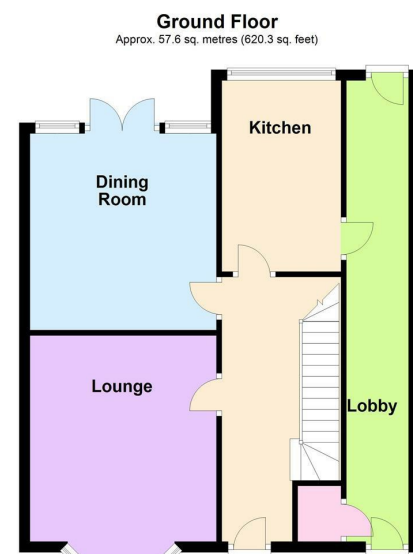
9'01 x 6'11 (2.77m x 2.11m)

Bathroom

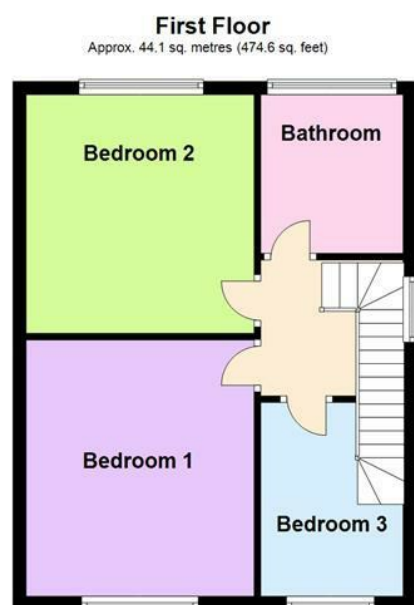
7'11 x 6'11 (2.41m x 2.11m)

Loft Room

14'04 x 14'06 (4.37m x 4.42m)



Total area: approx. 120.8 sq. metres (1300.7 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.

12 Grangeway Road, Wigston, LE18 1JE

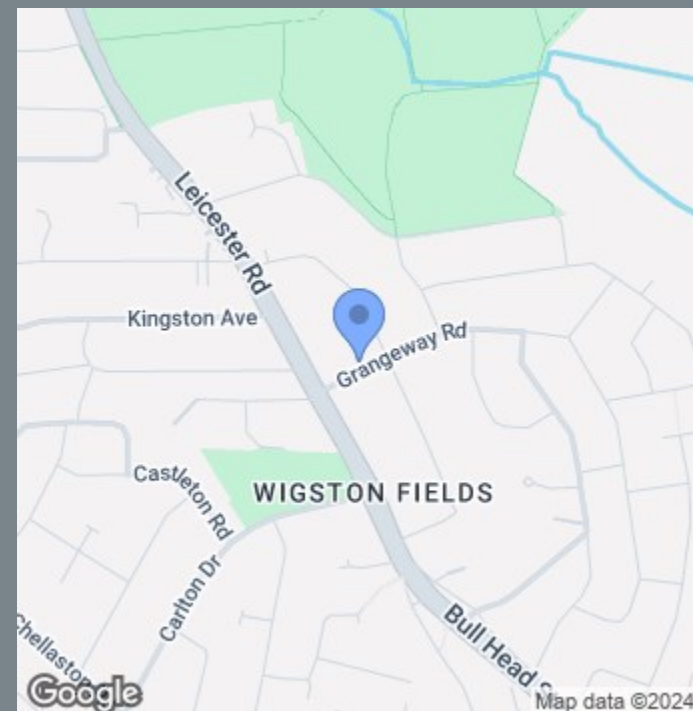
£270,000

OVERVIEW

- Truly Stunning Family Home
- Beautiful Original Features & Popular Location
- Entrance Hall & Kitchen
- Lounge & Dining Room
- Three Bedrooms & Bathroom
- Cobble Crete Driveway & Side Lobby
- Fabulous Well Established Garden
- Viewing Is A Must
- EER Rating -D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Wigston Fields is a charming residential area situated close to the popular Knighton Park, this area offers a blend of tranquility and convenience, making it an attractive choice for families and individuals alike. Wigston Fields benefits from good transport links, making it easy for residents to commute to other parts of Leicester and beyond. The area's proximity to major roads and public transport routes ensures that residents can access the city center and other important locations with ease. The area's close-knit nature is enhanced by its proximity to Knighton Park, which serves as a focal point for local events and gatherings. The park's outdoor gym equipment, play areas, and picnic spots make it a popular destination for families and fitness enthusiasts. Wigston Fields is home to several local shops that cater to the needs of its residents, offering a variety of products and services. Wigston news and deli is a family-run corner shop that has been transformed into a local food hub by owners Pratik & Bee. It offers a wide range of local artisan products, making it more than just a corner shop.



THE INSIDE STORY

Welcome to this truly stunning family home, a gem nestled on a lovely road that's a stone's throw away from Knighton park. As you approach, the charm of the cobble crete driveway and covered lobby to the side hint at the delightful surprises that await within. Stepping inside, the entrance hall sets the tone with its warmth and elegance, inviting you to explore further. The lounge is a haven of relaxation, bathed in natural light from the bay window and centered around a brick fireplace that adds a touch of character and cosiness. The dining room is equally inviting, with lovely French doors that open onto the garden, perfect for al fresco dining on warm summer evenings. The beautiful kitchen is a culinary dream, thoughtfully designed to blend functionality with style, making it the heart of the home. Ascending to the landing, you'll find three beautifully finished bedrooms, each a peaceful retreat. Two of the bedrooms feature brick fireplaces, adding to the home's original charm and character. The bathroom is a sanctuary of relaxation, tastefully updated while maintaining the home's classic feel. The loft is a versatile space, fully boarded, carpeted, and equipped with a window and power, offering endless possibilities. Outside, the stunning, well-established garden is a tranquil oasis, featuring a patio for outdoor entertaining, a lush lawn, and an array of trees and shrubs that provide colour and privacy. This family home is more than just a house; it's a place where memories are made, and its original features, combined with modern comforts, make it a truly special place to call home.

