

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
6'5 x 9'8 (1.96m x 2.95m)

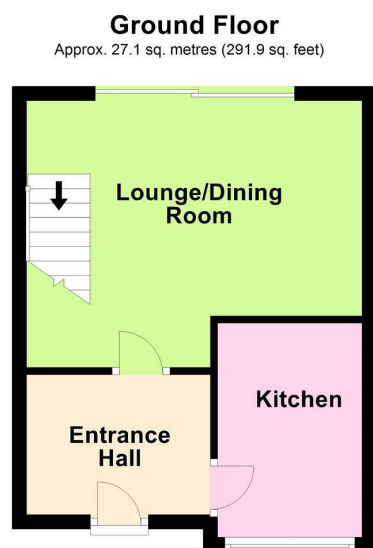
Lounge Diner
12'3 x 14'6 (3.73m x 4.42m)

Bedroom One
12'4 x 9'3 (3.76m x 2.82m)

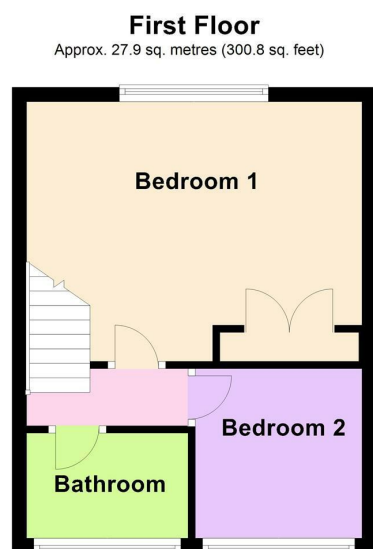
Bedroom Two
6' x 11' (1.83m x 3.35m)

Family Bathroom

Garage



Total area: approx. 55.1 sq. metres (592.7 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.

6 Forryans Close, Wigston, Leicestershire, LE18 3LL

£225,000

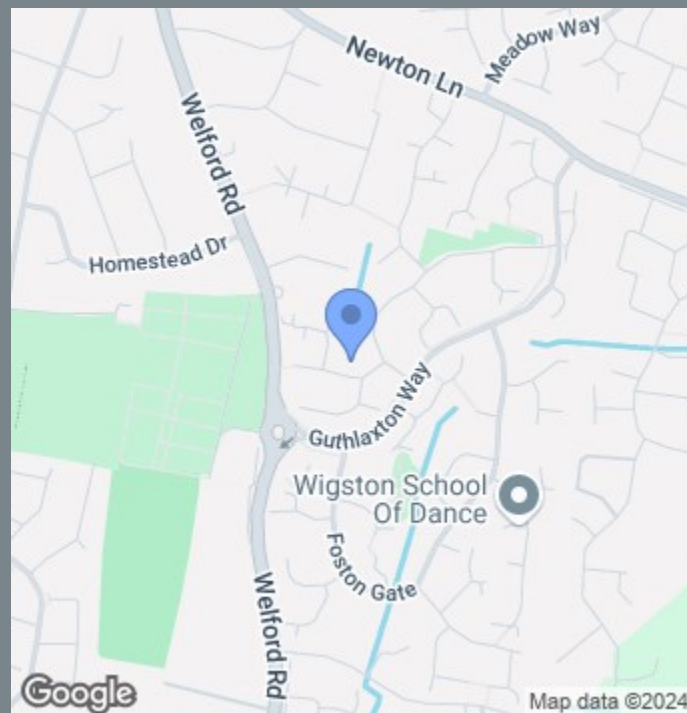
OVERVIEW

- Two Double Bedrooms
- Garage & Ample Driveway
- Newly Renovated Bathroom
- Modern Property
- Ideal For First Time Buyers
- Good Size Rear Garden
- Viewings Highly Advised
- EPC Rating - D
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Forryans Close in Wigston offers a peaceful, suburban setting with all the conveniences of modern living nearby. Situated in a well-established residential area, it's ideal for families and professionals alike, combining a community atmosphere with easy access to essential amenities. Wigston town centre is just a short walk or drive away, providing a range of shops, supermarkets, cafes, and local services, as well as excellent schools and recreational facilities.

For those who enjoy the outdoors, there are several parks and green spaces nearby, perfect for walking or enjoying a picnic. The area also boasts strong transport links, with convenient access to Leicester city centre and major road networks, making commuting straightforward. Forryans Close offers a blend of peaceful residential life with the convenience of urban proximity, making it a sought-after location for comfortable and connected living.



THE INSIDE STORY

Located on Forryans Close in Wigston, this inviting home is perfect for first-time buyers or those looking to downsize. Upon entering, you're welcomed by a practical entrance hall, ideal for hanging coats and storing shoes. The kitchen, positioned at the front of the house, offers ample storage and is in good condition—ready to meet all your culinary needs. The spacious lounge, with room for a dining table, provides a comfortable setting for relaxation or entertaining, and opens through patio doors to the private rear garden.

Upstairs, you'll find two generously sized double bedrooms. The main bedroom includes fitted wardrobes, while the second bedroom benefits from a fitted cupboard, maximizing storage. A newly renovated bathroom adds a fresh, modern touch to the home.

The property also includes a garage and driveway, offering valuable additional space and convenience. The secure, private rear garden is not overlooked and completes this lovely home, making it an excellent choice for getting onto the property ladder.

