13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 11'2 x 17'6 (3.40m x 5.33m)

Kitchen Diner 15'9 x 15'0 (4.80m x 4.57m)

Study 7'4 x 10'1 (2.24m x 3.07m)

Downstairs WC

Bedroom One 10'1 x 15'0 (3.07m x 4.57m)

En-Suite Shower Room

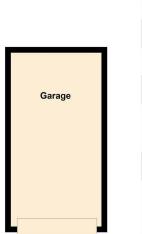
Bedroom Two 8'9 x 14'10 (2.67m x 4.52m)

Bedroom Three 10'06 x 12'2 (3.20m x 3.71m)

Bedroom Four 7'5 x 7'0 (2.26m x 2.13m)

Family Bathroom

Garage 10'9 x 20'3 (3.28m x 6.17m)





Total area: approx. 215.8 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, LEIS INR
Talaphone 0.116 2811 380. - Fmail wigston Ingestaga properties on up who will be pleased to arrange an appointment to view Or visit our website at www.nestega.p

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 hom Call us on 0.116 2811 3.00 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 not add up in garging a regular to the product of the product

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 relieved 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.

102 Windlass Drive, South Wigston, LE18 4NW Offers Over £360,000

OVERVIEW

- · Four Bedroom Detached Home
- Driveway & Detached Garage
- Family Bathroom, En-Suite & Downstairs WC
- · Quiet & Sought After Location
- Local Amenities & Nice Walks Close By
- · Viewings Highly Advised
- · Lincoln Style Barrats Home
- EPC Rating B
- · Freehold Property
- · Council Tax Band D

LOCATION LOCATION....

Windlass Drive in Wigston, Leicester, is a peaceful residential area known for its family-friendly atmosphere. The neighbourhood features a mix of detached and semi-detached homes, with access to local amenities, schools, and convenient transport links and offers a sense of community. The average the area excels in educational access and is well-connected to essential services, making it a desirable location for families and professionals.











THE INSIDE STORY

* NO ONWARD CHAIN*

This spacious four-bedroom detached home on Windlass Drive, South Wigston, is perfect for families seeking a versatile and comfortable living space. As you enter through the welcoming hallway, you are greeted by access to the ground floor rooms. The front lounge is a bright and inviting space, featuring a large window to the front and patio doors leading to the rear garden. Adjacent to the lounge is a study, currently utilized as a playroom, offering flexibility to suit your needs. The heart of the home is the spacious kitchen-diner which is fitted with modern built in appliances, designed for family living, with ample space for a large dining table and additional patio doors opening onto the garden. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property offers three double bedrooms and a single bedroom, currently used as a dressing room and home office. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom, a WC, and a sink.

Outside, the property boasts a detached garage and a private rear garden with a slabbed patio area, ideal for outdoor dining or entertaining, alongside a lawned section suitable for children or gardening enthusiasts.

Situated in a desirable location, this property is a wonderful family home with plenty to offer. Viewing is highly recommended to appreciate its full potential.

