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 14'06 x 12'10 (4.42m x 3.91m)

Family Living Kitchen 16'09 x 24'08 max (5.11m x 7.52m max)

Utility Room 7'02 x 6'05 (2.18m x 1.96m)

Downstairs Cloakroom 3'02 x 6'05 (0.97m x 1.96m)

Bedroom Four 14'09 x 7'07 (4.50m x <u>2.31m)</u>

Landing 9'10 x 5'09 (3.00m x 1.75m)

Bedroom One 13'01 x 11'06 (3.99m x 3.51m)

Bedroom Two 10'11 x 10'11 (3.33m x 3.33m)

Bedroom Three 6'04 x 7'04 (1.93m x 2.24m)

Shower Room 5'07 x 7'11 (1.70m x 2.41m)







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: Off6 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

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

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 re 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.

43 Penzance Avenue, Wigston, LE18 2HX Offers In Excess Of £350,000



OVERVIEW

- Stunning, Extended Family Home
- Popular Location
- Entrance Hall & Beautiful Lounge
- Fabulous Family Living Kitchen
- Utility Room & Downstairs Cloakroom
- Four Bedrooms & Shower Room
- Driveway & Landscaped Garden
- Viewing Is Essential
- EER Rating D, Freehold
- Council Tax Band C

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.











THE INSIDE STORY

Nestled in a picturesque setting, this stunning extended family home welcomes you with an inviting entrance hall that sets the tone for the elegance within. The lounge, bathed in natural light from a charming window to the front, offers a cosy retreat for relaxation. The heart of the home is the family living kitchen, a spacious haven featuring a matching island and integrated appliances, including a dishwasher, eye-level oven, and microwave. This culinary paradise seamlessly flows into a dining area and bifold doors open up the entire rear of the room, creating a seamless connection to the outdoors. A utility room, complete with an integrated washing machine and tumble dryer, adds convenience to daily life. The ground floor also boasts a bedroom, perfect for guests or multi-generational living, and a downstairs cloakroom for added practicality. Upstairs, a spacious landing leads to three beautifully appointed bedrooms, with fitted wardrobes in bedrooms one and two. The modern shower room is a sanctuary of style and functionality. Outside, a driveway to the front provides ample parking, while the landscaped rear garden, featuring a tiled patio and a separate tiled area with a pergola, offers a perfect setting for outdoor enjoyment and entertaining. This home is truly a masterpiece of design and comfort.



