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

# nestegg

## **FLOOR PLAN**

### DIMENSIONS

Entrance Hall

Lounge 12'07 x 11'11 (3.84m x 3.63m)

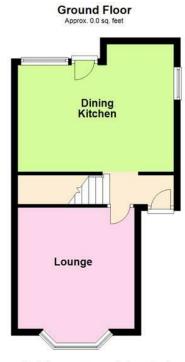
Dining Kitchen 12'01 x 15'07 max (3.68m x 4.75m max)

Landing

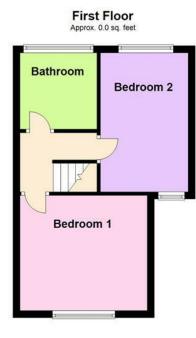
Bedroom One 10'08 x 11'11 (3.25m x 3.63m)

Bedroom Two 11'11 x 8'06 (3.63m x 2.59m)

Bathroom 7'01 x 7'05 (2.16m x 2.26m)



Total area: approx. 0.0 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: 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.

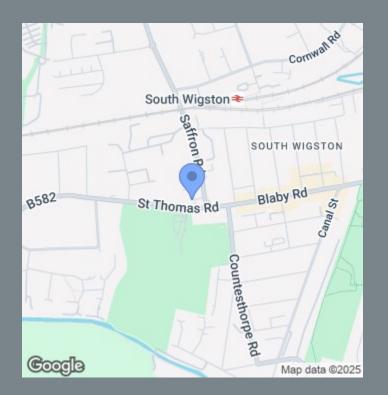
# 4 St. Thomas Road, Wigston, LE18 4TA £200,000

#### **OVERVIEW**

- Fabulous Semi Detached Home
- Great Location
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Car Port
- Beautiful Garden
- EPC C, Freehold, Tax Band B

## LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a pienic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station aiving through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.











## THE INSIDE STORY

Nestled in a sought-after location, this delightful semi-detached home offers a perfect blend of comfort and convenience. With no onward chain, this property is ready to welcome its new owners with open arms. As you step through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the house. The spacious lounge, adorned with a charming bay window, invites natural light to dance across the room, creating a warm and inviting atmosphere. The heart of this home is the dining kitchen, a culinary haven designed for both functionality and style. Featuring an array of wall and base cabinets, a practical sink with a mixer tap, and plumbing for a washing machine and dishwasher, this kitchen is a dream for any aspiring chef. The integrated oven and hob, complete with an extractor above, ensure that cooking is both efficient and enjoyable. The dining area, with ample space for a table and chairs, is perfect for family meals and entertaining guests. A convenient door leads directly to the garden, making it easy to enjoy al fresco dining and outdoor relaxation. Upstairs, the landing provides access to two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The modern bathroom, with its sleek design and contemporary fixtures, is a sanctuary for unwinding after a long day. *Outside, the block-paved driveway to the front offers ample parking space, while the covered* storage to the side provides a practical solution for keeping your outdoor essentials neatly tucked away. The lovely garden, with its lush lawn, inviting patio, and decked seating area at the top, is a true oasis. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is perfect for making memories with family and friends.



