22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 13'08 x 13'08 (4.17m x 4.17m)

Downstairs Cloakroom 5' x 4'03 (1.52m x 1.30m)

Utility Room 5'06 x 6'04 (1.68m x 1.93m)

Family Living Kitchen 25' x 19'07 (7.62m x 5.97m)

Landing

Bedroom Two 12'06 x 11'06 (3.81m x 3.51m)

Bedroom Three 10'04 x 11'01 (3.15m x 3.38m)

Bedroom Four 6'09 x 9'04 (2.06m x 2.84m)

Bathroom 5'06 x 9'05 (1.68m x 2.87m)

Landing

Bedroom One 15'05 x 16'06 (4.70m x 5.03m)

En Suite 6'01' x 6'07 (1.85m' x 2.01m)

FIXTURES AND FITTINGS All items in the nature of the vendors fixtu VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1N



Fist Floor Read: 09 to 10 to 1





8 Horndean Avenue, Wigston, Leicestershire, LE18 1DP £475,000

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.

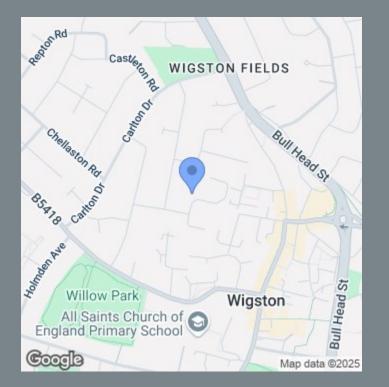
Measurements are for guidance only and potential buyers are advised to recheck measurements. Agents notes FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances 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.

OVERVIEW

- Stunning & Spacious Family Home
- No Onward Chain & Cul De Sac Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Four Beautiful Bedrooms
- Family Bathroom & En Suite To Primary
- Driveway & Detached Garage, Newly fitted Outside WC.
- Extensive Mature Rear Garden With Fruit Trees
- EER C, Freehold, Tax Band C

LOCATION LOCATION....

Situated on Horndean Avenue in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Horndean Avenue offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.











THE INSIDE STORY

This stunning and spacious extended detached family home has been lovingly refurbished to an exceptional standard and is presented in immaculate, show home condition-ready to move in with no onward chain. From the moment you step into the welcoming entrance hall, you'll be struck by the attention to detail and elegance throughout. The bright and airy lounge features a charming bay window, while the heart of the home is undoubtedly the spectacular family living kitchen. With navy wall and base cabinets, contrasting work surfaces, integrated appliances including a fridge freezer, dishwasher, two eye-level ovens, five-ring hob with extractor, and a wine fridge, this kitchen is both stylish and highly functional. A matching island with a breakfast bar anchors the space, which flows effortlessly into a lounge area and a generous dining zone with bi-fold doors that open up to the rear garden, creating a seamless indoor-outdoor living experience. Additional ground floor amenities include a utility room and a contemporary downstairs cloakroom. Upstairs, three beautifully finished bedrooms and a luxurious four-piece family bathroom with a walk-in shower and standalone bath await, while a second landing leads to the impressive primary bedroom, boasting dual aspect windows and a sleek en suite shower room. Outside, a block-paved driveway provides ample parking and access to a detached garage with an up-and-over door, an outdoor WC, and an expansive garden featuring a manicured lawn, mature trees, shrubs, and a patio area perfect for entertaining or relaxing in the sun. This is a truly exceptional home that offers the very best of modern family living.



