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

DI	ME]	NSI	ONS

Porch

Entrance Hall

Lounge Diner

Kitchen

Utility

Landing

Bedroom One

Bedroom Two

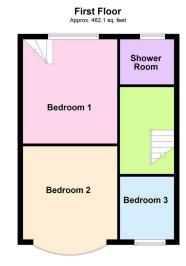
Bedroom Three

Shower Room

Garage



Total area: approx. 1259.8 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 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 self? 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 of OTE 2011 500 (1) fee dubice. 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 rei 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.

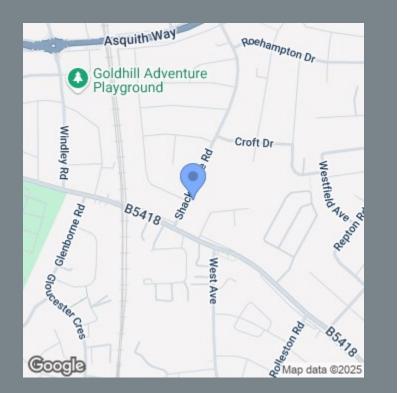
15 Shackerdale Road, Wigston, LE18 1BQ £340,000

OVERVIEW

- Extended Family Home
- Sought After Location
- Porch & Entrance Hall
- Lounge Diner
- Modern Kitchen & Utility
- Three Bedrooms & Shower Room
- Driveway & Garage Storage Space
- Great Sized Garden
- Viewing Is a Must
- EER E, Freehold, Tax -

LOCATION LOCATION....

Situated on Shackerdale Road 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, Lynmouth Drive offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.











THE INSIDE STORY

Nestled on one of the area's most desirable and family-friendly roads, this beautifully presented extended semi-detached home offers the perfect blend of modern living and classic charm. From the moment you step into the inviting porch and welcoming entrance hall, you'll be struck by the stylish finishes and thoughtful design that flow throughout the property. The heart of the home is a bright and airy lounge-diner, featuring a stunning bay window that bathes the dining area in natural light, while elegant patio doors open directly from the lounge onto the delightful rear garden perfect for summer entertaining or cosy evenings in. The contemporary kitchen is a true showstopper, boasting sleek grey gloss wall and base units, an eye-level double oven, and a five-ring gas hob with a stylish extractor. Whether you're cooking up a feast or enjoying a quiet coffee, this space is sure to impress. A versatile utility room and home gym, offering flexibility to suit your lifestyle needs. Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is a real surprise, with stairs leading up to a cleverly designed suspended ceiling area—ideal as a home office, playroom, or even an additional bedroom. A chic and modern shower room completes the first floor. Outside, you'll find a generous rear garden—perfect for family fun or relaxing weekends—alongside a driveway and a useful garage storage space to the front.



