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

Porch

Entrance Hall

Lounge 16'8 x 12' (5.08m x 3.66m)

Dining Room 9'5 x 9'3 (2.87m x 2.82m)

Kitchen 10'6 x 8'1 (3.20m x 2.46m)

Utility Room 10'6 x 10'6 (3.20m x 3.20m)

Downstairs Cloakroom

Landing

Bedroom One 16' x 10' (4.88m x 3.05m)

Bedroom Two 12'6 x 10'5 (3.81m x 3.18m)

Bedroom Three 14' x 11' (4.27m x 3.35m)

Bedroom Four 7'3 x 10'6 (2.21m x 3.20m)

Dressing Room/Bedroom Five 8' x 7'10 (2.44m x 2.39m)

Bathroom 7'4 x 5'8 (2.24m x 1.73m)



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.

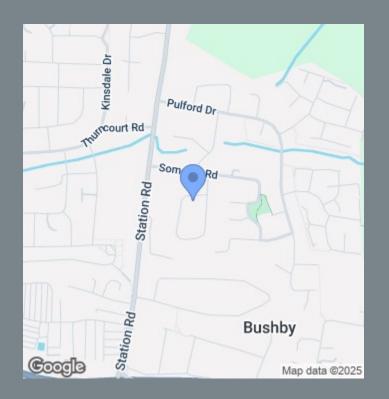
49 Sedgefield Drive, Thurnby, LE7 9PT Offers In The Region Of £375,000

OVERVIEW

- Fabulously Spacious Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms & Bathroom
- Dressing Room/Fifth Bedroom
- Driveway & Garage
- Beautiful Rear Garden
- EER C, Freehold, Tax Band C

LOCATION LOCATION....

Thurnby is a desirable village on the eastern edge of Leicester, offering a blend of rural charm and urban convenience. It boasts well-regarded primary schools including Fernvale Primary and St Luke's C of E, while secondary schools are easily accessible in nearby areas. The village has a Co-Op, pharmacy, local shops, and the popular Rose & Crown pub, adding to its close-knit community feel. Green spaces, countryside walks, and a local Scout & Guide group provide recreational opportunities. Excellent transport links include regular bus services along the A47 and easy road access to Leicester, making Thurnby ideal for families and commuters alike.











THE INSIDE STORY

Step into this beautifully presented and generously proportioned family home, where charm, comfort, and practicality come together in perfect harmony. The inviting porch and spacious entrance hall immediately impress with stunning solid wood flooring, creating a warm and elegant welcome. The stylish lounge, bathed in natural light from the large front-facing window, offers a cosy yet sophisticated space to unwind, complete with a modern wall-mounted fire that adds a contemporary touch. Ideal for entertaining, the adjoining dining room features patio doors that open directly onto the delightful rear garden, blending indoor and outdoor living with ease. The lovely kitchen is thoughtfully designed with both style and functionality in mind, and it is further complemented by a spacious utility room and a convenient downstairs cloakroom. Upstairs, a bright and airy landing leads to four generously sized bedrooms, providing plenty of space for family and guests alike. Bedrooms two and three benefit from fitted wardrobes, while bedroom two also boasts a versatile dressing room that could easily serve as a private home office or be transformed into a fifth bedroom to suit your needs. The well-appointed family bathroom completes the upper floor with modern fittings and ample space. Outside, the property features a private driveway and a garage, offering plenty of parking and storage. The rear garden is a true highlightmature, well-established, and thoughtfully landscaped with an array of shrubs, flowering plants, and a charming patio area perfect for summer dining or simply enjoying the peace and tranquillity. This is a truly wonderful home that caters to every aspect of modern family life, all wrapped in warmth, character, and exceptional living space.



