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

## **FLOOR PLAN**

#### DIMENSIONS

Entrance Porch

**Entrance Hall** 

Downstairs WC

Storage Room

Storage/Boiler Room

Living Room 12'10 x 14'05 (3.91m x 4.39m)

Open Plan Kitchen Diner 18'09 x 14'05 (5.72m x 4.39m)

Study / Playroom 10'04 x 9 (3.15m x 2.74m)

Utility Room 6'11 x 5'09 (2.11m x 1.75m)

Conservatory 10'05 x 9'02 (3.18m x 2.79m)

Bedroom One 12'10 x 10'03 (3.91m x 3.12m)

Bedroom Two 11 x 12'01 (3.35m x 3.68m)

Bedroom Three 11'06 x 9'10 (3.51m x 3.00m)

Family Bathroom 9'09 x 6'03 (2.97m x 1.91m)

Upstairs Landing 9'10 x 11'06 (3.00m x 3.51m)





Total area: approx. 152.9 sq. metres



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: OII6 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 n 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 cu 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.

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# 1 Bodenham Close, Wigston, LE18 2RE £350,000

### **OVERVIEW**

- Three Double Bedrooms
- Garage & Ample Driveway
- Extended Kitchen Diner
- Downstairs WC & Utility Room
- Large, South Facing Garden
- Viewings Highly Advised
- Little Hill, Sought After Location
- EPC Rating tbc
- Freehold Property
- Council Tax Band D

## LOCATION LOCATION....

Bodenham Close in Wigston is a quiet, residential cul-de-sac situated within a well-established suburban area of Leicestershire. The street is characterised by neatly maintained semi-detached and detached family homes, often with private driveways and tidy gardens. The neighbourhood has a peaceful, friendly atmosphere, making it popular with families and retirees alike. Local amenities, including shops, schools, and green spaces, are conveniently close by, and excellent transport links connect residents to Wigston town centre and Leicester city. Overall, Bodenham Close offers a comfortable, community-focused environment with a blend of suburban tranquillity and practical convenience.











## THE INSIDE STORY

A beautifully presented detached family home with spacious living and entertaining areas, ideally situated on the sought-after Bodenham Close in Wigston.

This impressive property offers excellent kerb appeal with a generous driveway providing ample off-road parking and an integral garage for additional convenience.

Step inside through the welcoming entrance porch into a bright hallway, which gives access to a handy work-fromhome office to the left – perfect for modern family living – and direct access to the garage, a downstairs WC, and a useful under-stairs storage room.

To the rear, you'll find a charming separate dining room featuring a cosy log burner, creating a warm and inviting atmosphere for family meals. This flows seamlessly into a stunning open-plan kitchen diner, thoughtfully extended to include a stylish kitchen island, a relaxed sofa area, and plenty of space for entertaining guests. A practical utility room and a bright conservatory complete the ground floor, offering direct access to the spacious, south-facing garden.

*Upstairs, there are three generously sized double bedrooms and a modern family bathroom.* 

The rear garden is a true highlight of this home — beautifully landscaped with a well-kept lawn, multiple seating areas, a BBQ area ideal for summer gatherings, and a delightful summer house equipped with air conditioning, providing a perfect retreat all year round.

This wonderful property combines comfort, practicality and style, making it an ideal forever home for growing families.



