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

Entrance Porch

Entrance Hall 12'6 x 4'1 (3.81m x 1.24m)

Kitchen 10'10 x 7'0 (3.30m x 2.13m)

Front Lounge 11'10 x 12 (3.61m x 3.66m)

Dining Room / Second Sitting Room
11'0 x 12 (3.35m x 3.66m)

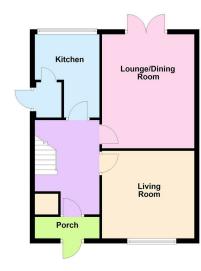
Bedroom One 11'10 x 13'1 (3.61m x 3.99m)

Bedroom Two 10'1 x 11'4 (3.07m x 3.45m)

Bedroom Three 8'9 x 8'2 (2.67m x 2.49m)

Bathroom

Separate WC







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 1NR

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 vour property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your home.

Call us on OHE 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

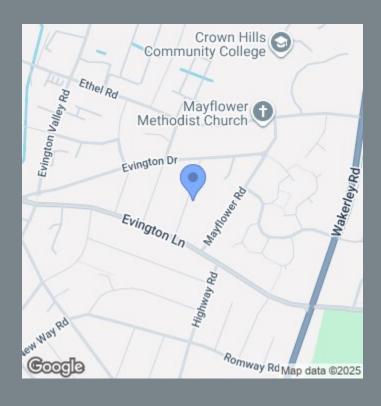
be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be rel

OVERVIEW

- · Three Bedroom Home
- · Many Local Amenities Close By
- · Large Rear Garden
- · Driveway For One Two Cars
- · No Onward Chain
- · Two Reception Rooms
- Popular Location
- · EPC Rating D
- · Freehold Property
- · Council Tax Band C

LOCATION LOCATION....

Norwood Road in Leicester is a quiet, well-established residential street located in the Evington area (LE5), just east of the city centre. Known for its strong sense of community and cultural diversity, the area is home to many long-term residents and family households. The street is lined with mostly semi-detached homes dating from the early to mid-20th century, many of which are owner-occupied. It benefits from low crime rates and easy access to local amenities, including supermarkets, schools, and places of worship. Nearby schools such as Evington Valley Primary and Crown Hills Community College are within walking distance, and the area is well served by public transport, with Leicester train station just over a mile away. With its combination of peaceful surroundings, family-friendly atmosphere, and excellent local services, Norwood Road is a sought-after spot for those looking to settle in a well-connected part of Leicester.











THE INSIDE STORY

Welcome to this well-proportioned three-bedroom semi-detached home situated on the ever-popular Norwood Road in the heart of Leicester's Evington area. This property offers spacious accommodation throughout and is ideal for families or buyers looking to put their own stamp on a characterful home.

Upon entering, you're welcomed by an entrance porch leading into a bright hallway, setting the tone for the space ahead. To the front, the bay-fronted living room offers a warm and inviting setting, while to the rear, a separate dining room or second sitting room opens directly onto the garden through patio doors, providing the perfect indoor-outdoor flow for family gatherings or entertaining. The kitchen is fitted with plenty of units and includes handy under-stairs storage or pantry space, adding valuable functionality.

Upstairs, there are three well-sized bedrooms, two of which feature fitted wardrobes, offering excellent storage. The accommodation is completed by a family bathroom with bathtub and sink, and a separate WC, ideal for busy households.

Outside, the rear garden is generously sized, featuring both a slabbed patio area and a lawn, ideal for relaxing or outdoor activities. To the front, there is a private driveway providing convenient off-road parking.

Set in a well-connected and sought-after residential area, this home is within easy reach of local schools, shops, and transport links. A fantastic opportunity to acquire a spacious property in a prime Leicester location







