

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

18' x 16'02 (3.96m x 4.93m)

Dining Room

9'09 x 11'03 (2.97m x 3.43m)

Dining Kitchen

12'02 x 13'07 (3.71m x 4.14m)

Downstairs Cloakroom

3' x 6'04 (0.91m x 1.93m)

Landing

Bedroom One

11'05 x 10' (3.48m x 3.05m)

En Suite

5'07 x 6'07 (1.70m x 2.01m)

Bedroom Two

12'08 x 8'01 (3.86m x 2.46m)

Bedroom Three

11'10 x 9'05 (3.61m x 2.87m)

Bedroom Four

8'08 x 6'06 max (2.64m x 1.98m max)

Family Bathroom

5'07 x 8'01 (1.70m x 2.46m)



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: 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.

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.

17 Little Dale, Wigston, LE18 3LF

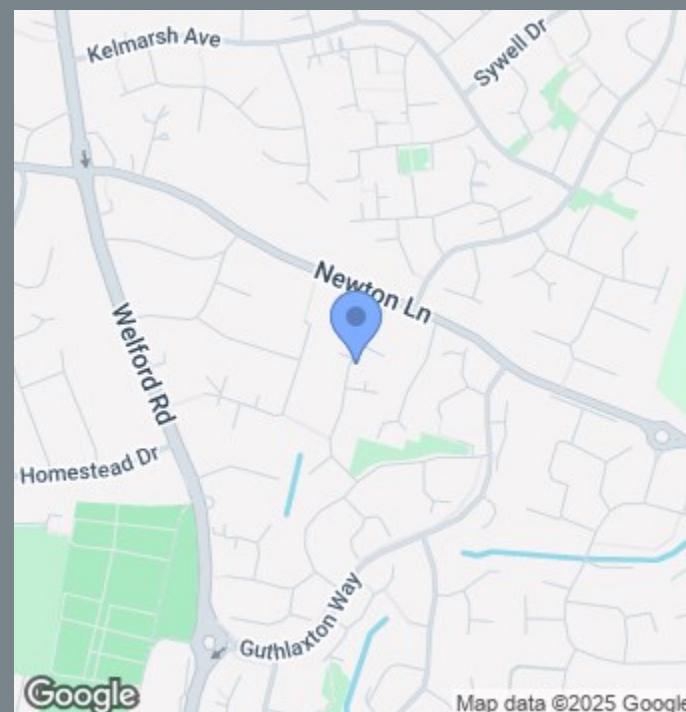
£400,000

OVERVIEW

- Spacious Detached Family Home
- Cul De Sac Location
- Entrance Hall & Lounge
- Dining Room
- Dining Kitchen & Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EER - C, Freehold, Tax Band - E

LOCATION LOCATION....

Little Dale in Wigston is a delightful and well-connected area that offers everything needed for comfortable modern living. Ideally located, it provides excellent transport links with easy access to Leicester city centre, nearby motorway routes, and regular bus services, making commuting and travel effortless. The area is well served by a variety of local shops, supermarkets, cafés, and restaurants, while Wigston's main shopping areas and amenities are just a short distance away. Families will appreciate the range of highly regarded local schools and nurseries, making it a great choice for those with children. For leisure and relaxation, residents can enjoy the nearby parks and green spaces, ideal for walking, cycling, or spending time outdoors. Little Dale combines convenience, good amenities, and a pleasant residential setting — a wonderful location for families and professionals alike.



THE INSIDE STORY

This wonderful detached family home is perfectly positioned on a lovely corner plot within a peaceful cul-de-sac in one of the area's most sought-after locations. From the moment you step into the welcoming entrance hall, there's a sense of warmth & comfort that flows throughout. The inviting lounge enjoys a window to the front aspect, filling the room with natural light, and features a charming fireplace—making it the perfect spot to relax after a long day or enjoy cosy evenings with family. The separate dining room offers a more formal space for entertaining, with elegant French doors that open directly onto the garden, creating a lovely connection between indoor & outdoor living. The spacious dining kitchen is the true heart of the home, beautifully fitted with wooden shaker-style wall & base cabinets, contrasting worktops, and plenty of room for a family table & chairs—ideal for everyday meals, homework time, or morning coffees overlooking the garden. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of space for family, guests, or a home office. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms and features a modern, practical layout perfect for busy mornings. Outside, this home continues to impress with a private driveway, front garden, and garage providing ample parking & storage. The rear garden has been lovingly maintained, featuring a lush lawn framed by mature shrubs & bushes, along with a delightful wrap-around patio area—perfect for summer barbecues, alfresco dining, or simply unwinding in the sunshine. With its fantastic location, generous living spaces & beautifully cared-for gardens, this is a truly special home ready to welcome its next family.

