

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
20'8" x 10'11" (6.3 x 3.35)

Kitchen
20'8" x 12'5" (6.3 x 3.8)

Bedroom One
13'5" x 10'11" (4.1 x 3.35)

Bedroom Two
10'0" x 8'11" (3.05 x 2.74)

Bathroom
7'8" x 5'6" (2.36 x 1.7)



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.

6 Bradgate Drive, Wigston, LE18 1HA

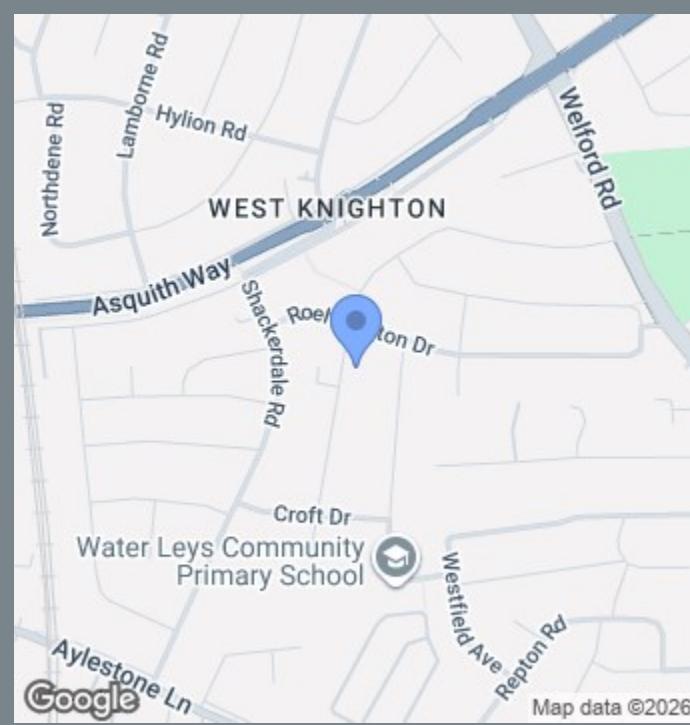
£230,000

OVERVIEW

- Lovely Semi Detached Bungalow
- Fabulous Location & No Chain
- Entrance Hall
- Lounge Diner
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Front & Rear Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Bradgate Drive in Wigston is a popular and well-established residential location that offers a great balance of convenience, green space & community spirit. Families are well catered for with highly regarded schools nearby, including Glenmere Primary, Little Hill Primary, All Saints and Wigston Academy, with Wigston College close by for post-16 education. Lovely parks and open spaces are within easy reach, perfect for walks, playtime or simply enjoying the outdoors. Wigston town centre is just a short distance away, offering supermarkets, cafés, independent shops, pubs and everyday amenities, while the ever-popular Fosse Park provides a wider choice of retail and dining options only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, convenient access to the ring road, M1 & M69, and nearby South Wigston train station for commuters. With its friendly neighbourhood feel, great local facilities and well-connected position, Bradgate Drive is a fantastic place to call home.



THE INSIDE STORY

This charming semi-detached bungalow is nestled on a lovely road in a highly sought-after location and is offered for sale with no onward chain, making it the perfect opportunity for a smooth and effortless move. A welcoming entrance hall leads you through the home, opening into the wonderfully extended lounge diner—a bright, inviting space ideal for both relaxing and entertaining. With ample room for comfy seating and a dining table, it's a versatile area that can be enjoyed all year round. Patio doors open directly onto the garden, allowing natural light to flood the room and creating the perfect indoor-outdoor flow for summer evenings or tranquil morning coffees. The breakfast kitchen is fitted with attractive shaker-style wall and base cabinets, offering plenty of storage and character. There is space for a small table, making it a lovely spot for informal dining, enjoying a quiet breakfast or catching up with loved ones while cooking. The bungalow offers two well-proportioned bedrooms, each providing a cosy retreat that could also lend itself to use as a guest room, home office or hobby space, depending on your lifestyle. The bathroom completes the accommodation, offering convenience and comfort. Outside, the property continues to impress. The front garden gives the home a welcoming kerb appeal, while the great-sized rear garden is mainly laid to lawn, framed by mature planting and offering plenty of space for gardening, outdoor play or simply relaxing in the sunshine. A patio area provides the perfect place for alfresco dining, summer barbecues or unwinding with a book. This delightful bungalow offers comfortable living in a fabulous setting and is ready to be enjoyed straight away.

