

FLOOR PLAN

DIMENSIONS

Porch

Hallway

Downstairs Cloakroom

Fitted Kitchen

10'3 x 8'7 (3.12m x 2.62m)

Lounge Diner

21'10 max x 14'3 max (6.65m max x 4.34m max)

Sunroom

12'1 x 7'9 (3.68m x 2.36m)

Bedroom One

11'62 x 10'33 (3.35m x 3.05m)

Bedroom Two

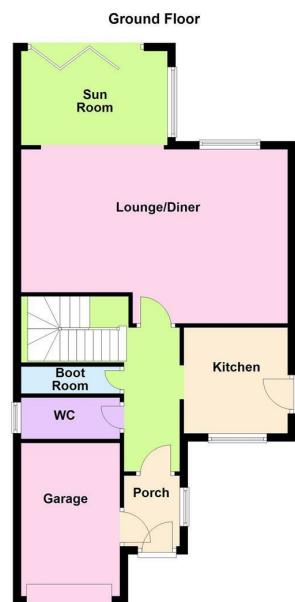
14'68 max x 10'10 max' (4.27m max x 3.30m max')

Bedroom Three

7'66 x 13'5 max (2.13m x 4.09m max)

Shower Room

10'17 x 5'69 (3.05m x 1.52m)



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

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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.

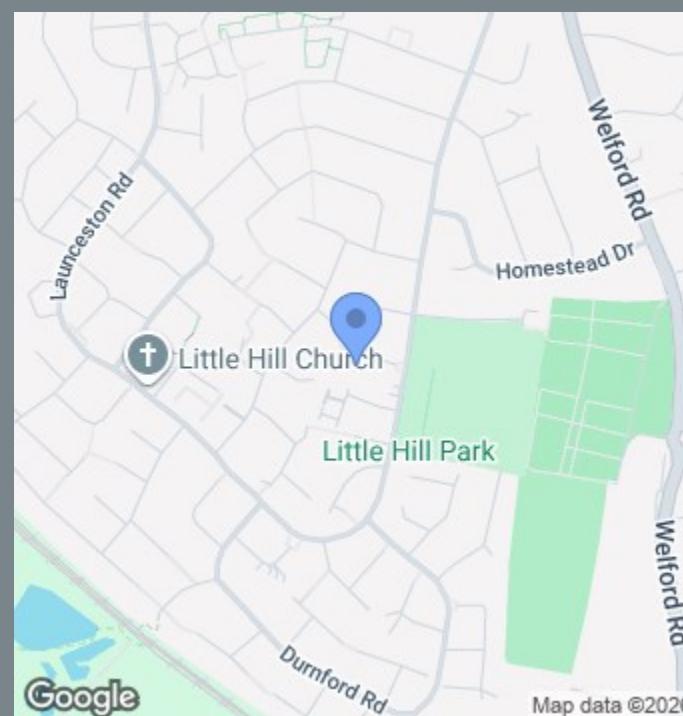
34 Georgeham Close, Wigston, LE18 2HZ
Offers Over £290,000

OVERVIEW

- Three Bedroom Detached Family Home
- Cul De Sac Position, In A Desirable Location
- Downstairs Cloakroom
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Sunroom With Bifoldng Doors
- Low Maintenance Rear Garden
- Single Garage and Driveway
- EER Rating to follow
- Freehold - Tax Band D

LOCATION LOCATION....

The ever-popular Little Hill estate, offers community spirit and everyday convenience. Residents benefit from a handy local shopping parade, which includes a CO-OP convenience store for all those daily essentials, along with a selection of independent outlets that add to the neighbourhood's charm. Families are particularly well-catered for, with two well-regarded primary schools located within the estate itself, providing a safe and nurturing learning environment right on the doorstep. Just a short distance away lies Wigston Magna, a bustling centre that boasts a wide array of shops, supermarkets, cafés, and leisure facilities, ensuring all your day-to-day needs are met with ease. The area is also served by a choice of reputable secondary schools, making it a highly desirable spot for those with children of all ages. For commuters and those looking to enjoy the wider region, the estate is ideally positioned. There is a regularly serviced bus route within walking distance, offering reliable links into Leicester and the surrounding areas. Excellent road connections provide swift access into Leicester City Centre, the Leicester ring road, and Junction 21 of the M1, making travel for work, shopping, or leisure both quick and convenient.



THE INSIDE STORY

Tucked away in a quiet cul-de-sac within a highly sought-after location, this attractive detached family home offers stylish, well-balanced accommodation perfectly suited to modern living. A welcoming porch, with plenty of space for coats and shoes, opens into the entrance hall, providing a practical and inviting introduction to the home.

The modern fitted kitchen is both sleek and functional, featuring an integrated fridge freezer, eye-level oven, and ample storage and worktop space. Designed with everyday family life in mind, it offers a smart and efficient space for cooking and meal preparation. To the rear of the property, the open-plan lounge diner creates a fantastic hub for family life and entertaining. The lounge area enjoys a window overlooking the garden, making it a calm and comfortable place to relax, while the dining area offers ample room for a table and chairs, ideal for family meals or hosting friends. This space flows seamlessly into the sun room, a bright and versatile addition which can be used as a second sitting area, playroom, or home office. With bi-folding doors opening fully to the garden, the sun room beautifully connects indoor and outdoor living, perfect for warmer months and entertaining. Completing the ground floor is a downstairs cloakroom, adding everyday convenience. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility to suit family needs, guest accommodation, or home working. The shower room is modern and well appointed, serving the first floor. Outside, the property benefits from a driveway and garage to the front, providing off-road parking and additional storage. To the rear, the lovely garden has been thoughtfully designed with a patio area for outdoor dining, artificial grass for low-maintenance enjoyment, and mature shrubs that add colour and privacy – a perfect space for both relaxation and family time.

