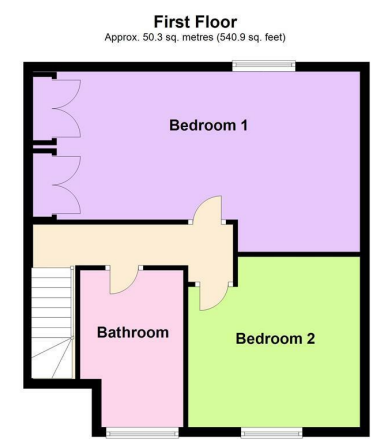
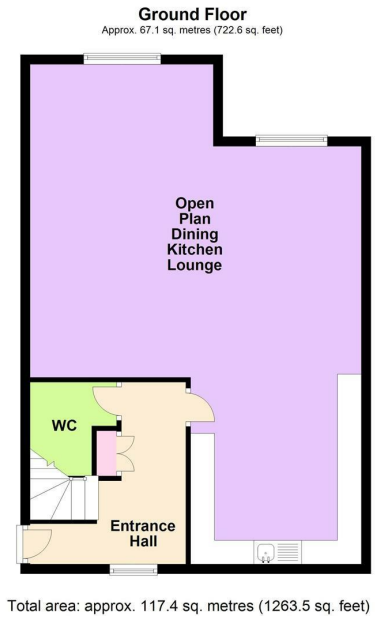


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall
- Open Plan Kitchen Dining Lounge
- Downstairs Cloakroom
- Landing
- Bedroom One
- Bedroom Two
- Bathroom



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.

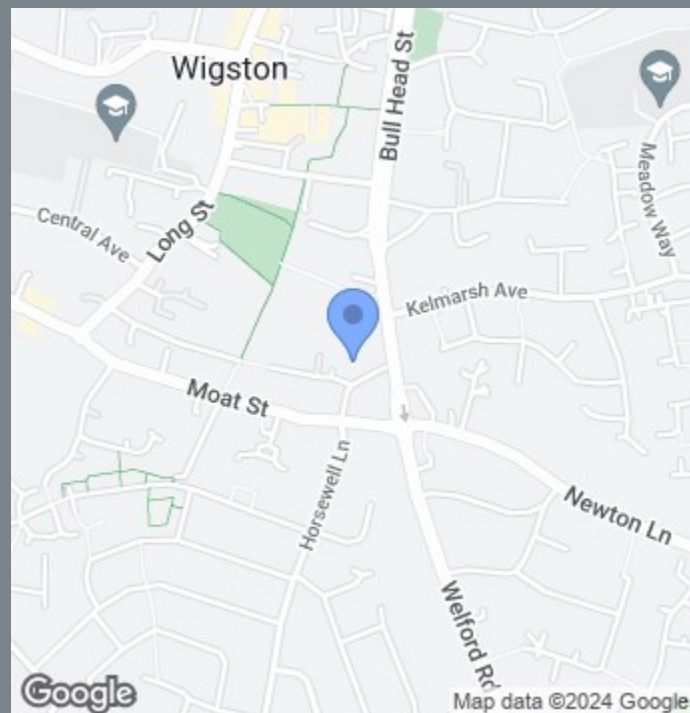
10 Lanes Court, Cross Street, Wigston, LE18 2LD
Offers In Excess Of £180,000

OVERVIEW

- Spacious Apartment Over Two Floors
- Village Location
- Open Plan Kitchen, Dining, Lounge
- Two Double Bedrooms
- Stylish Bathroom
- Communal Garden
- Allocated Parking For One Car & Spare Parking Spaces
- Tenure - Leasehold
- Council Tax Band - A
- EER Rating - C

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

***** Guide Price £180,00 - £190,000 *****

This two bedroom apartment is offered for sale offering fabulous living accommodation and must be viewed to truly appreciate all it has to offer. Upon entering, you are greeted by a welcoming entrance hall that leads you to the heart of this lovely apartment. The neutral decor and ample natural light set the tone for the entire space. The highlight of this apartment is the spacious open-plan living area that seamlessly combines the dining, kitchen, and lounge spaces. This open layout allows for versatile usage and a sense of togetherness. The kitchen features modern appliances and ample counter and storage space, making it ideal for cooking and entertaining. The handy downstairs cloakroom is fitted with a low level wc and wash hand basin. On the first floor, you will find two well-proportioned bedrooms. These bedrooms offer plenty of space for your comfort and relaxation. The windows provide an abundance of natural light, and the contemporary decor creates a soothing atmosphere. The modern bathroom is conveniently located on the first floor. It boasts quality fixtures and fittings, creating a comfortable and stylish space to freshen up. This apartment comes with allocated parking, ensuring you always have a convenient place to park your vehicle. Enjoy the beauty of well-maintained communal gardens, a perfect place to relax, unwind, or socialise with neighbours. These outdoor spaces provide a serene environment and a sense of community.

