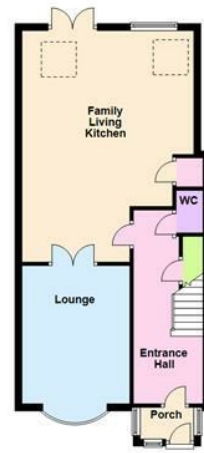


FLOOR PLAN

DIMENSIONS

- Porch**
2'09 x 5' (0.84m x 1.52m)
- Entrance Hall**
18'01 x 6' (5.51m x 1.83m)
- Lounge**
13'05 x 9'11 (4.09m x 3.02m)
- Family Living Kitchen**
21'05 x 13'07 (6.53m x 4.14m)
- Downstairs Cloakroom**
5'02 x 2'11 (1.57m x 0.89m)
- Landing**
- Bedroom One**
12' x 10'1 (3.66m x 3.07m)
- Bedroom Two**
12' x 10' (3.66m x 3.05m)
- Bedroom Three**
7'11 x 6'01 (2.41m x 1.85m)
- Shower Room**
7'09 x 6' (2.36m x 1.83m)



Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

First Floor
Approx. 39.9 sq. metres (429.7 sq. feet)



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.

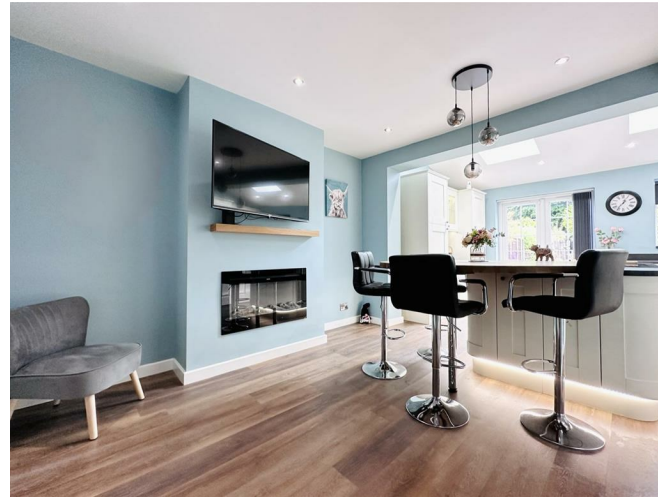
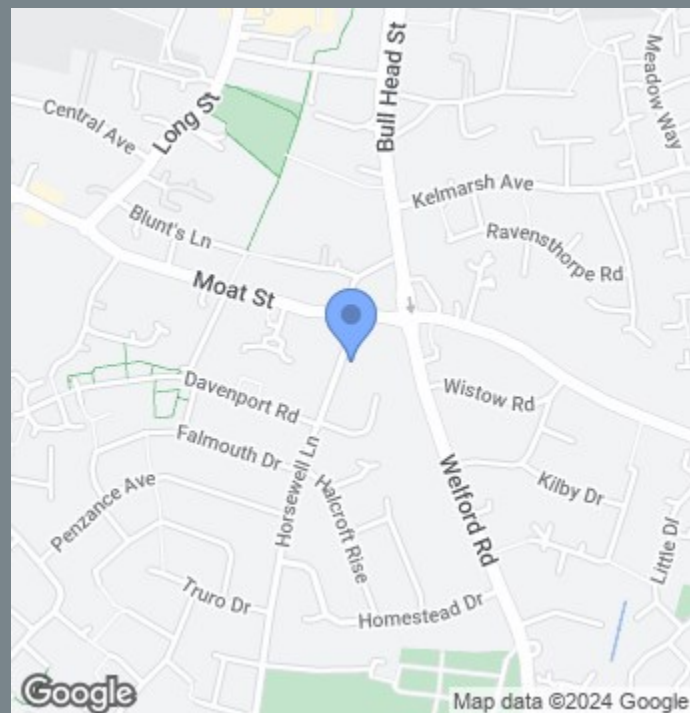
20 Horsewell Lane, Wigston, LE18 2HQ
Offers In Excess Of £290,000

OVERVIEW

- Stunning Family Home
- Finished To A High Standard
- Porch & Entrance Hall
- Lounge & Downstairs Cloakroom
- Family Living Kitchen
- Three Bedrooms & Shower Room
- Cobblecrete Driveway & Landscaped Garden
- Viewing Is Essential
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

Welcome to this stunning family home, nestled in a very popular location just a stone's throw from the vibrant Wigston Magna centre. This property seamlessly blends traditional elegance with contemporary design, offering a luxurious yet comfortable living space that's perfect for modern family life. As you step inside, the porch provides a sheltered entry, leading you into the welcoming entrance hall that sets the tone for the sophistication that awaits.

The lounge is a haven of relaxation, with a bay window that frames the view & a log-burning stove that creates an inviting ambiance. It's a space that's perfect for unwinding or entertaining guests. The heart of the home is the family living kitchen, a beautifully designed space that's both practical & stylish. Shaker-style units & a matching island with silestone worktops provide a sleek & modern look, while the integrated appliances, including a full fridge & freezer, two eye-level oven/microwaves, a dishwasher & wine cooler, cater to every culinary need. The five-ring hob with an electric extractor that sinks into the island adds a touch of innovation & the solid wood round table is perfect for family meals. Skylight windows & French doors leading into the garden ensure the space is filled with natural light & offer easy access to the outdoors. A downstairs cloakroom & a utility cupboard, discreetly housing the washing machine & tumble dryer add to the convenience of this home. Upstairs, the three bedrooms are havens of comfort & style, with bedrooms one & two featuring original fireplaces that add a touch of character. The newly fitted shower room completes the upstairs accommodation, providing a modern & refreshing space for the family. Outside, the cobblecrete driveway to the front offers convenient off-street parking, while the landscaped rear garden is a true oasis. With a lawn & raised composite decking featuring three seating areas, you can enjoy the sunshine from every angle.

