

FLOOR PLAN

DIMENSIONS

Lounge
11'02 x 11'02 (3.40m x 3.40m)

Dining Room
11'05 x 11'02 (3.48m x 3.40m)

Kitchen
9'11 x 6' (3.02m x 1.83m)

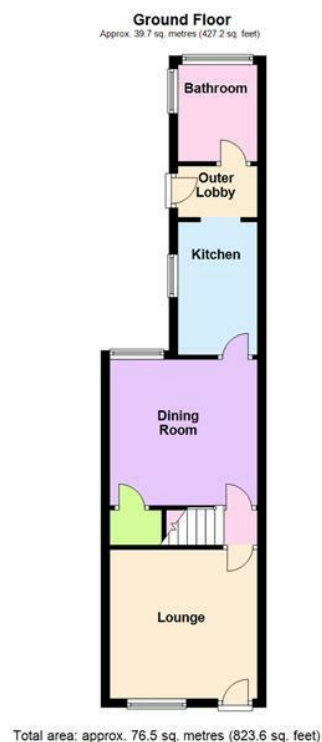
Outer Lobby

Bathroom
7'10 x 6' (2.39m x 1.83m)

Bedroom One
11' x 10'08 (3.35m x 3.25m)

Bedroom Two
11'06 x 12'08 (3.51m x 3.86m)

Bedroom Three/Nursery
9'08 x 6' (2.95m x 1.83m)



Total area: approx. 76.5 sq. metres (823.6 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.

25 Glengate, Wigston, LE18 4SQ

Offers In Excess Of £140,000

OVERVIEW

- Terraced Home With No Onward Chain
- Great Location
- Lounge & Dining Room
- Kitchen
- Bathroom
- Two Bedrooms & Nursery/Home Office
- Enclosed Rear Garden
- Fabulous Potential
- EER Rating - , Freehold
- Council Tax Band -

LOCATION LOCATION....

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Parklands Primary School, South Wigston High School, Wigston Academy, Wigston College and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green.



THE INSIDE STORY

Welcome to this terraced property, a hidden gem waiting for its next chapter. Presented to the market with the advantage of no onward chain, this home is an opportunity for those looking to invest some TLC and creativity. As you enter, the lounge offers a cosy space to relax and unwind. It's a blank canvas, ready for your personal touch to bring it to life. The dining room is adjacent, providing a separate area for family meals and gatherings. This versatile space can also be adapted to suit your needs, whether as a formal dining area or an extension of your living space. The kitchen is in need of modernisation, offering a chance to create a culinary haven that suits your style and needs. With a little imagination, this space can become the heart of your home. The bathroom, while in need of updating, provides the opportunity to design a space that combines functionality with style. Upstairs, the two bedrooms provide comfortable retreats. Each room has its own character and potential, waiting to be transformed into a peaceful sanctuary. The nursery/home office offers flexibility, catering to the needs of a growing family or those who work from home. It's a space that can evolve with you. Outside, the enclosed garden is a blank slate. Overgrown and in need of attention, it's an opportunity to create an outdoor space that reflects your taste. Whether you envision a tranquil retreat or a vibrant entertainment area, the potential is yours to realise.