

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hall

Kitchen

10'8x9'1

Boot Room

8'1x4'9

Dining Room

10'8x9'1

Conservatory

9'1x8'7

Lounge

16'7x10'7

First Floor Landing

Bedroom One

En suite

Bedroom Two

9'11x9'11

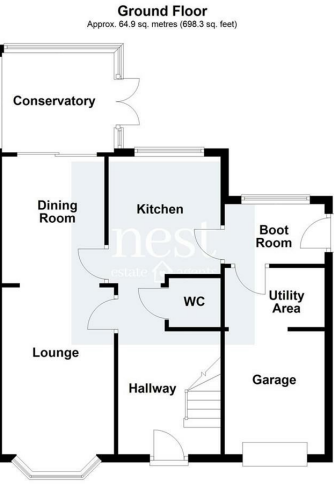
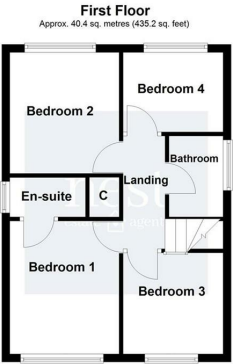
Bedroom Three

9'6x8'5

Bedroom Four

9'7x8'5

Family 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 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Ingrams Way, Wigston LE18 3TU

Offers Over £400,000

The Story Begins

- Fabulous Detached Family Home
- Entrance Hall
- Lounge With Feature Fire Place
- Kitchen, Boot Room With Plumbing For An Amercoian Fridge Frezzer.
- Separate Dining Room
- Conservatory With Stunning Views Over The Garden
- Four Bedrooms
- Master Bedroom With An En - Suite
- Enclose Garden, Drive Gardege With Utility Area
- Freehold Council Tax tbs EPC rating tbc

Location Is Everything

Wigston Magna, located just south of Leicester, is a charming suburb that offers an appealing blend of suburban tranquility and urban convenience, making it an attractive choice for homebuyers. With excellent transport links, including easy access to the M1 and M69 motorways and a local train station providing regular services to Leicester, commuting is hassle-free. The area boasts a variety of educational options, including well-regarded primary and secondary schools, making it ideal for families. Residents can enjoy numerous parks and green spaces, perfect for outdoor activities and leisurely strolls. The vibrant local community features a mix of independent shops, cafes, and restaurants, along with various recreational facilities and community events that foster a strong sense of belonging. With its rich history, diverse amenities, and welcoming atmosphere, Wigston Magna is a fantastic place to call home for families, young professionals, and retirees alike.



Inside Story

This fabulous family home is set in a cul-de-sac position, providing a perfect location. As you step through the front door, you are welcomed into an inviting entrance hall, where stairs lead to the first floor and doors open to your living spaces. The kitchen is fitted with a range of modern wall and base units, complete with an oven space, plumbing for a dish washer and offers delightful views over the garden through the window. Adjacent to the kitchen, the boot room serves as a practical space to remove muddy wellies and coats, having plumbing for an American Fridge Freezer, while a door leads to the side and into the garage space, which is equipped with plumbing for a washing machine and space for a dryer. The garage has been thoughtfully divided into storage areas for bikes and garden equipment. The dining room provides an ideal setting for family meals and connects seamlessly to the versatile garden room, allowing you to utilise the space according to your family's needs. The lounge is both cosy and spacious, featuring a charming fireplace that adds warmth and character. On the first floor, the property boasts a master bedroom which fits a Super king bed, with an en-suite, alongside two further double bedrooms and a single room, making it perfect for family living. The family bathroom is well-appointed, featuring a bath with a shower over, a wash hand basin, and a low-level WC. Externally, the garden is a delightful retreat, offering various areas for socialising and enjoying the outdoors. This lovely home truly combines comfort and practicality, making it an excellent choice for families looking to settle in a welcoming community.

