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nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Downstairs WC

Kitchen

10'2 x 6'3

Living & Dining Room

15'5 x 11'10

Bedroom One

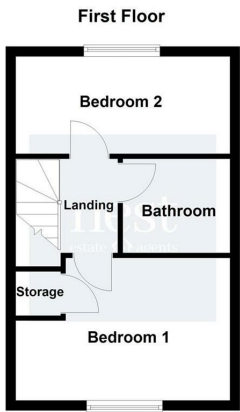
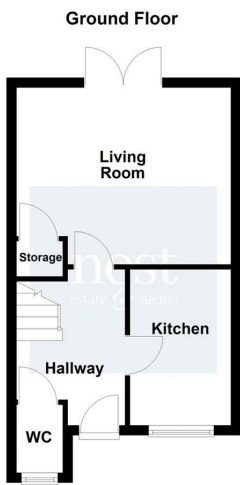
14 x 9'3

Bedroom Two

14 x 6'3

Bathroom

7'10 x 6



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?

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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.

Two Steeples Square, Wigston LE18 1DZ

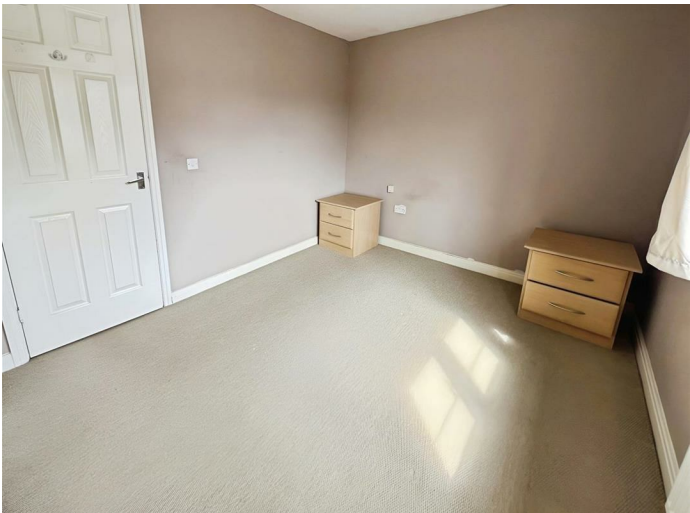
£229,950

The Story Begins

- End Town Home
- No Upward Chain
- Sought After Location
- Entrance Hallway & WC
- Living & Dining Room
- Fitted Kitchen
- Two Bedrooms & Bathroom
- Parking for Approx. Two Vehicles
- Enclosed Rear Garden
- Energy Rating C, Council Tax Band B & Freehold

Location Is Everything

Located in the heart of Wigston Magna, this property offers excellent convenience with a wide range of local amenities nearby. These include supermarkets, smaller convenience stores, a doctor’s surgery, veterinary practice, and a post office—all just a short walk away. The area also boasts a great selection of cafes, restaurants, takeaways, and traditional pubs, offering something for everyone. Families will appreciate the choice of local primary schools, nursery groups, and the nearby Wigston Academy. South Leicestershire College is also easily accessible by bus. With frequent bus services into Leicester City Centre and easy access to major motorways and Fosse Park, this location is ideal for both commuters and families alike.



Inside Story

Situated in the sought-after location of Two Steeples Square, this lovely end town house overlooks a pleasant green space and is just a short walk from the heart of Wigston Magna, offering a wealth of local amenities. Ideal as a first home, this property is offered with no upward chain and provides a welcoming and practical layout.

Upon entry, you're greeted by warm wood-effect flooring and an inviting hallway. A must-have for modern living, the downstairs cloakroom includes a wash hand basin and low-level WC.

The fitted kitchen features classic shaker-style wall and base units with contrasting work surfaces and complementary tiling. It is well-equipped with a built-in oven and hob, stainless steel sink drainer, plumbing for a washing machine, and space for a fridge freezer.

The living room is perfect for unwinding at the end of the day, with ample space for both a seating area and dining table. French doors open out to the rear garden, allowing natural light to flood in and offering lovely views of the outdoor space.

Upstairs, the landing leads to two bedrooms. The main bedroom benefits from a built-in double wardrobe, while the family bathroom features a white suite comprising a pedestal wash hand basin, low-level WC, and a bath with electric shower over.

Outside, the property boasts a generous rear garden, mainly laid to lawn with a patio area—offering excellent potential to extend or add a conservatory in the future (subject to local planning consent). A driveway to the side provides off-road parking for approximately two vehicles and leads to a gated side access into the garden.

