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nest  
ESTATE AGENTS

## Room Sizes

### Entrance Porch

### Dining Area

10'04 x 8'04

### Living Area

11'05 x 24

### Breakfast Kitchen

13 x 10'04

### Lean To Conservatory

18'03 x 5'06

### Bedroom One

12'06 x 14'01

### Bedroom Two

8'09 x 11'02

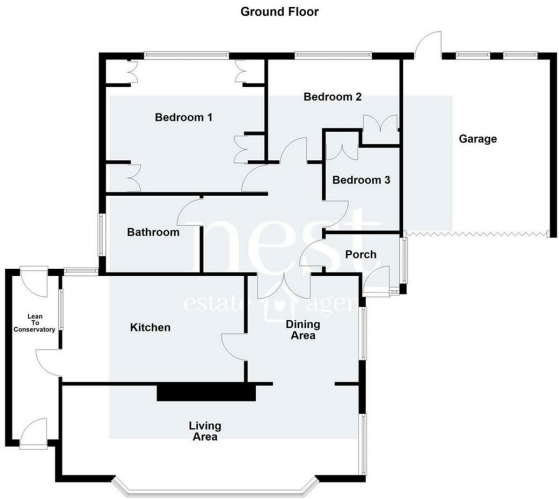
### Bedroom Three

8'02 x 7'1

### Bathroom

7'11 x 7

### Garage



**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.

Longford Close, Wigston LE18 2RL

£360,000

# The Story Begins

- Beautiful Detached Bungalow
- Entrance Porch
- Open Dining Area
- Living Area
- Fitted Kitchen
- Two Double Bedrooms & Single Bedroom
- Shared Bathroom
- Enclosed Garden
- Driveway & Garage
- Freehold EPC Rating - TBC Council Tax Band - D

# Location Is Everything

Positioned in a cul-de-sac, this delightful bungalow enjoys a prime position in Wigston, set back from the road for added privacy. The vibrant Little Hill area caters to all your daily needs, boasting a variety of convenient stores, a petrol station, and take-away restaurants just moments away. With excellent bus services running through Little Hill, commuting to the City Centre. . Wigston itself offers a lively atmosphere with an array of amenities, including doctors' surgeries, veterinary clinics, dental practices, pubs, and dining options. While this charming bungalow provides a peaceful retreat from the hustle and bustle, it remains conveniently close to all the attractions that make Wigston such an enjoyable place to live.



# Inside Story

This wonderful detached bungalow is an unmissable opportunity for prospective buyers, offered with the advantage of no onward chain. Approached via a drive providing off-road parking and access to a double garage, Accommodation is spacious and versatile spacious home features a welcoming porch leading into a central hallway that connects all rooms. A perfect space to hang coats and take off your shoes, there is storage for your belongings.

The breakfast kitchen, equipped with a range of wall and base units, built-in oven, hob, and extractor fan, integrated dishwasher and includes a lovely seating area for morning coffees. The formal dining area is perfect for hosting gatherings, while the living area offers ample space for relaxation and entertainment. With three versatile bedrooms—two with built-in wardrobes and a well-appointed bathroom featuring a bath, shower, wash hand basin, and WC, the accommodation is both comfortable and practical.

The enchanting garden, predominantly laid to lawn and enclosed, showcases a patio area ideal for entertaining and flower beds that hint at the beauty of spring with early snowdrops just appearing. Established apple and pear trees, redcurrant, blackcurrant, blackberry and rhubarb plants.

This delightful bungalow is ready for new owners to make their own. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer. For further information or to arrange a viewing, please contact Sara and her wonderful team at nest Estate Agents on 0116 277 22 77 .

