

FLOOR PLAN

DIMENSIONS

Living Room
15'02 x 12'02 max (4.62m x 3.71m max)

Lounge
11'10 x 12'02 (3.61m x 3.71m)

Breakfast Kitchen
20' x 8'11 (6.10m x 2.72m)

Conservatory
12'03 x 8'09 (3.73m x 2.67m)

Landing

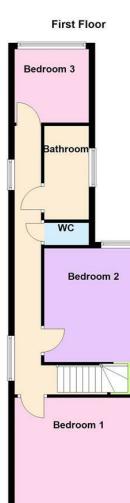
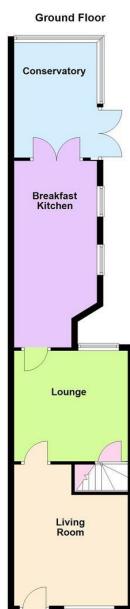
Bedroom One
11'11 x 13'09 (3.63m x 4.19m)

Bedroom Two
12' x 10'01 (3.66m x 3.07m)

Bedroom Three
7'07 x 8'09 (2.31m x 2.67m)

Bathroom
10' x 4'08 (3.05m x 1.42m)

Additional WC



Holly Villa, 72 Healey Street, Wigston, LE18 4PX
Offers In Excess Of £240,000

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

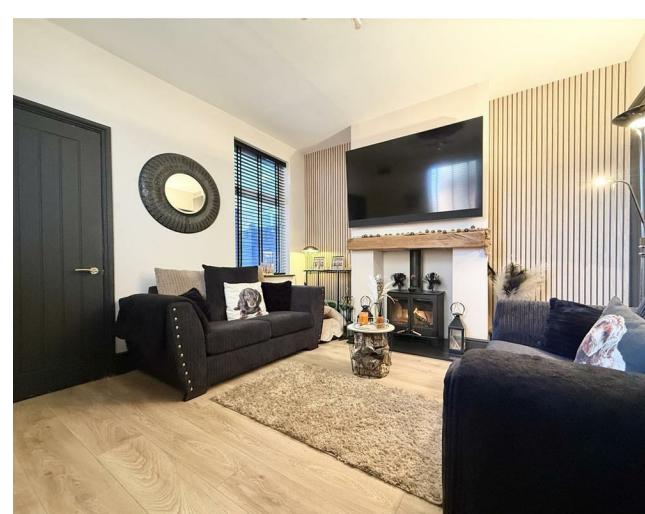
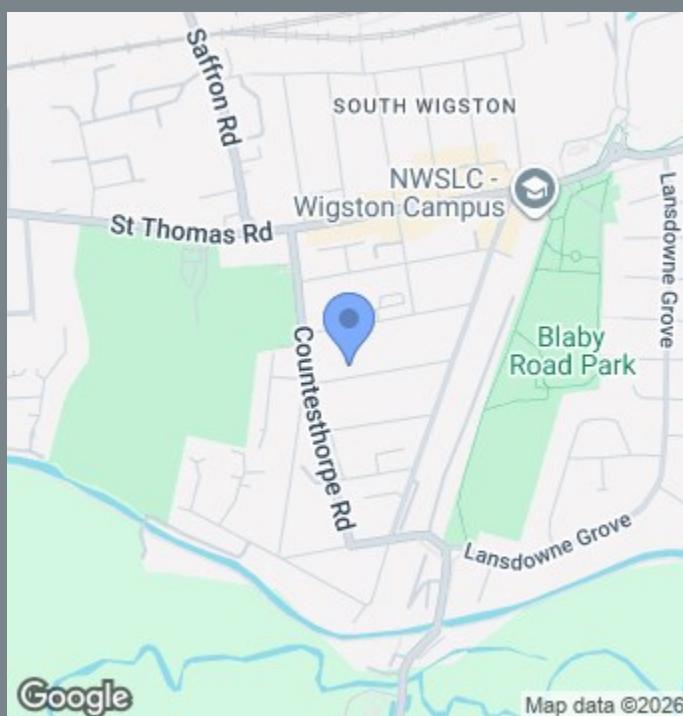
condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Stunning Family Home
- Fabulous Location
- No Onward Chain
- Lounge & Living Room
- Breakfast Kitchen & Conservatory
- Three Bedrooms
- Bathroom & Additional WC
- Front & Rear Landscaped Gardens
- Viewing Is A Must
- EER - , tbc, Freehold, Tax - B

LOCATION LOCATION....

Healey Street is located within the well-established and popular area of South Wigston, a neighbourhood known for its strong sense of community and convenient amenities. A wide range of shops, supermarkets, cafés and everyday services can be found nearby along Blaby Road and within South Wigston town centre, offering excellent day-to-day convenience. Families are well catered for with a selection of primary and secondary schools within easy reach. The area also benefits from nearby parks and green spaces, ideal for walking, outdoor activities and family time. Healey Street enjoys excellent transport links, including South Wigston railway station with direct routes to Leicester and beyond, regular bus services, and convenient access to major road networks such as the A6 and M1, making it an ideal location for commuters.



THE INSIDE STORY

This truly stunning home has been lovingly improved by the current owners to an exceptional standard, offering stylish, well-balanced accommodation perfect for modern living. The living room is a bright & welcoming space, beautifully finished with a window to the front that fills the room with natural light. A charming feature fireplace creates an elegant focal point, making this the ideal setting for relaxing evenings or entertaining guests. A second lounge provides additional versatility, currently used as a cosy retreat complete with a log burning stove & attractive feature walls. This room could easily serve as a snug, playroom or home office, depending on your needs. The heart of the home is the impressive modern breakfast kitchen, fitted with sleek gloss finish handleless wall & base cabinets complemented by contrasting work tops. Integrated appliances include two eye-level ovens, two microwaves, hob with extractor & dishwasher, creating a highly functional & contemporary cooking space. A breakfast bar offers the perfect spot for informal dining, morning coffee or socialising while meals are prepared. Leading from the kitchen is the conservatory, currently used as a dining room, providing a light-filled space with lovely garden views – ideal for family meals, celebrations or simply enjoying the outlook. Upstairs, the landing leads to three good sized bedrooms, all tastefully presented. The primary bedroom benefits from fitted wardrobes, offering excellent storage. The bathroom is beautifully appointed with a striking freestanding claw foot roll top bath, shower cubicle, wash hand basin & WC, creating a luxurious feel. An additional separate WC adds further convenience. Externally, the property enjoys a garden to the front, while the rear garden has been thoughtfully designed for low maintenance living, featuring artificial grass, a patio area for outdoor seating & a raised decked area – perfect for relaxing or entertaining.

