13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge Diner
12'11 x 15'05 max (3.94m x 4.70m max)

Breakfast Kitchen
12'11 x 7'03 (3.94m x 2.21m)

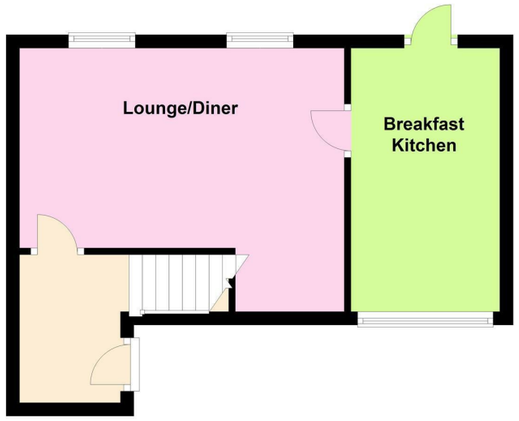
Landing

Bedroom One
12'11 x 11 into robes (3.94m x 3.35m into robes)

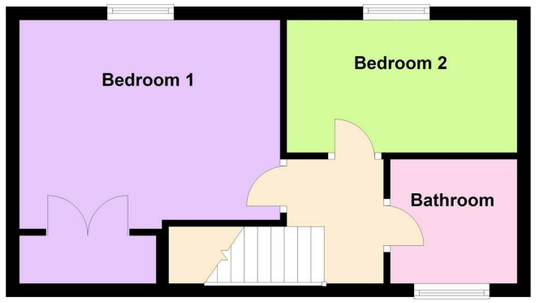
Bedroom Two
11'10 x 6'06 (3.61m x 1.98m)

Shower Room
6'01 x 6'03 (1.85m x 1.91m)

Ground Floor



First Floor



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.

4 Foston Gate, Wigston, LE18 3SD

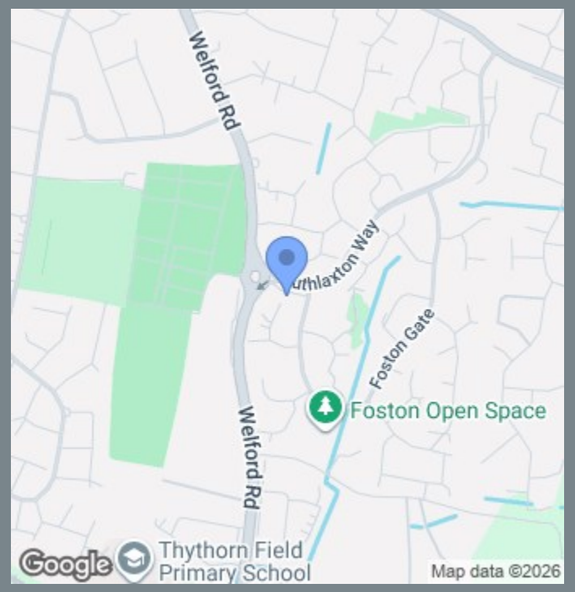
£190,000

OVERVIEW

- Lovely Town House
- Fabulous Location
- Hallway & Lounge Diner
- Breakfast Kitchen
- Two Bedrooms
- Modern Shower Room
- Front & Rear Gardens
- Allocated Parking
- NO CHAIN
- EER -C , Freehold, Tax Band - B

LOCATION LOCATION....

Foston Gate is nestled within the highly desirable Wigston Harcourt development, a modern and family-friendly area that has become one of south Leicester's most popular places to live. Known for its peaceful surroundings, well-kept streets and strong sense of community, Wigston Harcourt offers the perfect balance between suburban comfort and everyday convenience. Residents enjoy easy access to a range of nearby supermarkets, cafés, gyms and local amenities, while Wigston town centre and nearby Oadby provide an even wider selection of shops, restaurants and leisure facilities. Families are particularly drawn to the area thanks to its reputable schools, nearby parks and abundance of green space, creating a relaxed and welcoming atmosphere throughout the development. The location is also ideal for commuters, with excellent access to Leicester city centre, the A6, A563 ring road and M1, alongside regular public transport links. Combining modern living with a genuine neighbourhood feel, Foston Gate offers a lifestyle that continues to appeal to families and professionals alike.



THE INSIDE STORY

An excellent opportunity for first-time buyers or investors alike, this charming home offers well-balanced accommodation, practical living space & plenty of potential to create a warm & welcoming home. Upon entering, you are welcomed into an inviting hallway that leads through to the spacious lounge diner, a bright & versatile room perfectly suited to modern living. With ample space for both comfortable seating & dining furniture, this room is ideal for cosy evenings in, entertaining friends, or enjoying family meals together. Natural light flows through the space, creating a warm & homely atmosphere throughout. The breakfast kitchen provides a sociable & practical area for day-to-day living, complete with a breakfast bar ideal for casual dining, morning coffee, or catching up at the end of the day. Offering good storage & workspace, the kitchen also benefits from a door leading directly into the garden, creating an easy flow between indoor & outdoor living during the warmer months. Upstairs, the landing leads to two bedrooms, both offering comfortable & flexible accommodation. Whether used as generous bedrooms, a guest room, dressing room, or workspace, the rooms are bright, welcoming & adaptable to suit a variety of lifestyles. The modern shower room has been tastefully updated to provide a fresh & contemporary feel, creating a relaxing & functional space for everyday use. Externally, the property enjoys both front & rear gardens, offering lovely outdoor areas to relax, entertain, or enjoy a spot of gardening. The rear garden provides a pleasant retreat to unwind in the warmer months and is south facing, while allocated parking to the rear adds further convenience.