

FLOOR PLAN

DIMENSIONS

Lounge
17'10" x 12'7" (5.44 x 3.84)

Dining Room
11'8" x 8'9" (3.56 x 2.69)

Kitchen
11'5" x 8'3" (3.48 x 2.54)

Office/Bedroom 4
14'7" x 8'2" (4.45 x 2.51)

Bedroom 1
15'3" x 12'4" (4.67 x 3.76)

Bedroom 2
12'7" x 10'0" (3.84 x 3.05)

Bedroom 3
9'6" x 7'6" (2.90 x 2.29)

Garden Room
22'11" x 11'8" (6.99 x 3.56)



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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

3 Cawsand Road, Wigston, LE18 2JS

£260,000

OVERVIEW

- Extended Family Home
- Great Location
- Hallway & Kitchen
- Lounge Diner
- Office/Bedroom Four
- Three Bedrooms & Bathroom
- Garden Room/ Games Room
- Driveway & Garden
- No Chain & Viewing Essential
- EER -D, Freehold, Tax - C

LOCATION LOCATION....

Cawsand Road enjoys a lovely position within the popular Little Hill area of Wigston, a well-established & family-friendly neighbourhood with plenty of everyday amenities close at hand. The Little Hill shops on Launceston Road are just a short stroll away, including Central Co-op Food - Launceston Road, Wigston, a pharmacy & other useful local services, while Wigston town centre offers a wider choice of supermarkets, shops, cafés & eateries. Families are particularly well catered for, with Little Hill Primary School around 0.2 miles away and Wigston Academy & Wigston College also within easy walking distance. Green space is another real attraction, with Little Hill Park nearby for playtime, sports, dog walks & enjoying some fresh air. Regular bus services run from Little Hill towards Leicester & South Wigston, while South Wigston railway station is around a mile away and good road links provide straightforward access to Leicester city centre, Oadby, Fosse Park, the A563, M1 & M69. With schools, shops, green spaces & excellent connections all so close to home, Cawsand Road offers a wonderfully convenient setting for family life.



THE INSIDE STORY

A fabulous extended family home offering an abundance of space & flexibility with the added bonus of a fantastic garden room. Beautifully maintained throughout & positioned within a popular part of Wigston this is a home that can easily adapt to suit growing families, those working from home or anyone wanting additional entertaining space. The welcoming hallway leads into a spacious lounge where the large front window brings in plenty of natural light while the feature fireplace gives the room a cosy focal point. Opening through into the extended dining room creates a lovely flow between the two spaces with plenty of room for a large dining table for family mealtimes or entertaining. French doors open onto the garden making this a particularly enjoyable space during the warmer months. The kitchen offers an excellent range of fitted cabinetry with generous preparation space, an induction hob, built in oven, fridge freezer & plumbing for a washing machine with a door leading outside. The former garage has been cleverly converted to create another incredibly useful room. Currently used as a gym it could just as easily become bedroom four, a dedicated home office, children's play room or additional sitting room depending on your lifestyle. Upstairs there are three good sized bedrooms along with the family bathroom which features a corner bath with shower over. Outside a block paved driveway provides ample off road parking while the rear garden has been arranged with low maintenance in mind with a paved patio providing plenty of space for outdoor seating & summer dining. Tucked within the garden is a superb purpose built garden room which really sets this home apart. Currently enjoyed as a games room with space for a pool table, dartboard, bar & seating it is perfect for entertaining friends & family. It could equally make a brilliant home office, hobby room or simply somewhere to escape & unwind.

