13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
2' x 10'02 (0.61m x 3.10m)

Hallway
12'07 x 5'10 (3.84m x 1.78m)

Lounge
13'01 x 12'10 (3.99m x 3.91m)

Dining Kitchen
10'03 x 18'11 (3.12m x 5.77m)

Landing

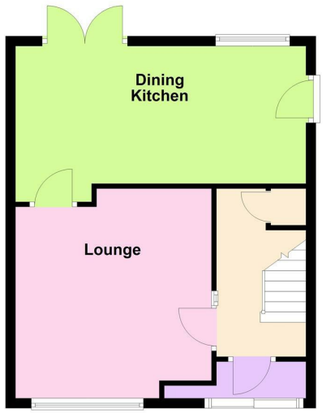
Bedroom One
12'07 x 11'05 (3.84m x 3.48m)

Bedroom Two
10'08 x 10'05 (3.25m x 3.18m)

Bedroom Three
6'04 x 7'03 (1.93m x 2.21m)

Bathroom
5'06 x 8'03 (1.68m x 2.51m)

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.

40 Penzance Avenue, Wigston, LE18 2HW

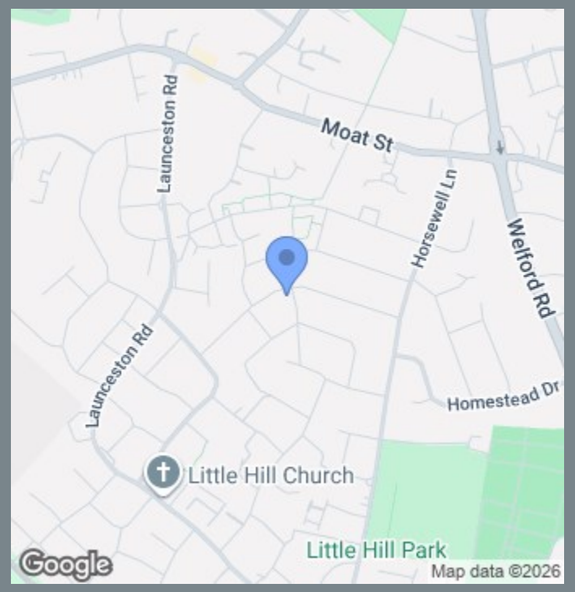
£290,000

OVERVIEW

- Stunning Family Home
- Highly Sort After Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Penzance Avenue is situated within a popular and well-established residential area of Wigston, offering a strong sense of community and excellent local amenities. The area is well served by a range of shops, supermarkets, cafés and everyday services in Wigston town centre, while several well-regarded primary and secondary schools are within easy reach, making it ideal for families. Residents benefit from nearby parks and green spaces, perfect for leisure and outdoor activities. Wigston also offers excellent transport links, including regular bus services, Wigston railway station with direct routes to Leicester and beyond, and convenient access to major road networks such as the A6 and M1. Combining convenience, connectivity and a friendly neighbourhood feel, this is a highly desirable location to live.



THE INSIDE STORY

Situated within a highly sought-after location, this beautifully presented three-bedroom family home offers spacious & versatile accommodation, perfectly suited to modern family living. Upon arrival, a welcoming porch leads into the entrance hallway, setting the tone for the well-appointed accommodation beyond. The generous lounge enjoys an abundance of natural light from the front-facing window & is centred around an attractive feature fireplace, creating a wonderful space for relaxing evenings with family & friends. The heart of the home is undoubtedly the stunning dining kitchen, fitted with an extensive range of contemporary navy shaker-style cabinetry complemented by contrasting work surfaces. Thoughtfully designed for both everyday living & entertaining, the kitchen benefits from an integrated fridge freezer, eye-level oven, & a five-ring gas hob with extractor canopy above. The adjoining dining area provides ample space for family meals & social gatherings, whilst French doors open directly onto the rear garden, seamlessly blending indoor & outdoor living. To the first floor, the landing provides access to three well-proportioned bedrooms, each benefitting from fitted wardrobes, offering excellent storage solutions & flexibility for growing families, guests, or those working from home. The stylish family bathroom has been finished to a high standard & features a modern four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin, & WC. Externally, the property continues to impress. A driveway provides off-road parking & leads to the garage, offering additional storage or workshop potential. The rear garden has been thoughtfully landscaped & enjoys a patio area ideal for outdoor dining & summer entertaining, a well-maintained lawn, & a raised lawned section to the rear, creating an attractive & versatile outdoor space for children, pets, & gardening enthusiasts alike.