

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

14'06 x 11'06 (4.42m x 3.51m)

#### Dining Kitchen

10'07 x 10' (3.23m x 3.05m)

#### Bedroom One

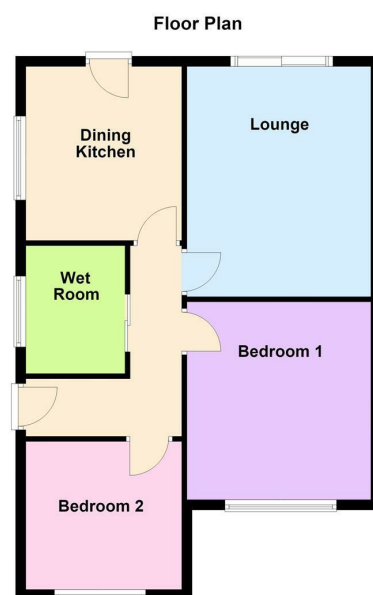
12'05 x 11'05 (3.78m x 3.48m)

#### Bedroom Two

9'01 x 10' (2.77m x 3.05m)

#### Wet Room

7'06 x 5'08 (2.13m x 1.83m)



**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.

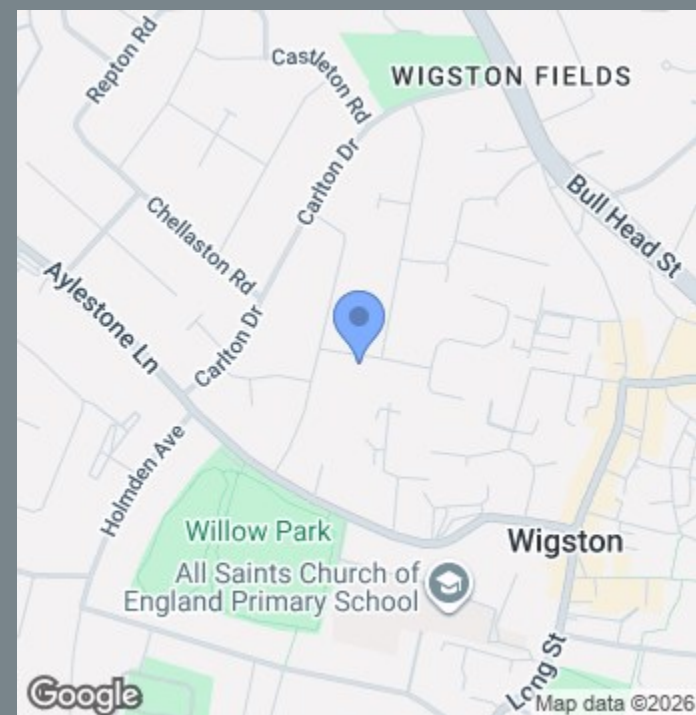
9 Mapleton Road, Wigston, LE18 1DW  
**Offers In Excess Of £260,000**

## OVERVIEW

- Truly Stunning Bungalow
- Fabulous Location
- Spacious Lounge
- Modern Dining Kitchen
- Two Beautiful Bedrooms
- Wet Room
- Driveway & Front Garden
- Rear Garden & Summer House
- Early Viewing Advised
- EER - D, Freehold, Tax - B

## LOCATION LOCATION....

Maple Road enjoys a highly convenient position within the ever-popular town of Wigston, a thriving community that has long been favoured by families thanks to its excellent amenities, strong community spirit and superb transport links. The area offers an excellent range of local shops, cafés, supermarkets and independent businesses, with Wigston town centre providing a bustling hub for everyday life. Families are particularly well catered for with a choice of highly regarded schools nearby, including Meadow Community Primary School, Wigston Academy and nearby South Leicestershire College. Residents also benefit from easy access to local parks and green spaces, including Peace Memorial Park and nearby recreational facilities, providing plenty of opportunities for outdoor leisure and family activities. Wigston enjoys excellent connectivity, with regular bus services, nearby railway stations at Wigston and South Wigston, and straightforward access to Leicester city centre, the A6, A563 ring road and M1 motorway.



## THE INSIDE STORY

Occupying a fabulous plot in a highly sought-after location, this truly stunning bungalow is offered to the market with no onward chain and presents a rare opportunity to acquire a beautifully maintained home ready to move straight into. From the moment you step into the welcoming hallway, the care and attention given to this property is immediately apparent. The lounge is tastefully decorated in a contemporary style, creating a warm & inviting space to relax and unwind. Patio doors open directly onto the garden, allowing natural light to flood the room while providing lovely views of the outdoor space. The modern dining kitchen is both stylish & practical, fitted with an attractive range of white gloss wall & base units complemented by contrasting black work surfaces. Integrated appliances include a washing machine, tumble dryer, eye-level oven, microwave & hob, creating a sleek finish while maximising functionality. There is ample room for a dining table, making this a wonderful space for everyday meals, entertaining guests, or enjoying a leisurely morning coffee. A door provides direct access to the garden, seamlessly connecting indoor & outdoor living. The bungalow offers two well-proportioned bedrooms, both beautifully presented. The primary bedroom benefits from fitted wardrobes, providing excellent storage while maintaining a spacious feel. The wet room has been thoughtfully designed, offering a contemporary & practical space. Externally, the property continues to impress. The low-maintenance rear garden has been designed for enjoyment rather than upkeep, providing a peaceful retreat to relax, entertain, or simply enjoy the warmer months. A charming summer house offers a versatile additional space, ideal for hobbies, reading, or escaping with a good book. To the front, a driveway provides convenient off-road parking. A superb bungalow offering stylish accommodation, beautiful gardens & a wonderful location—early viewing is highly recommended.

