

FLOOR PLAN

DIMENSIONS

Porch
2'09 x 3'02 (0.84m x 0.97m)

Lounge
15'03 x 11'09 (4.65m x 3.58m)

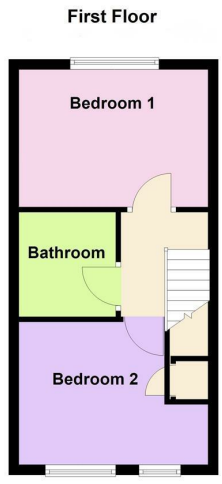
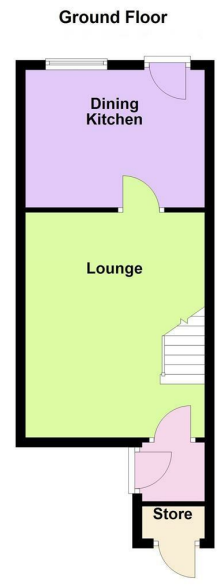
Dining Kitchen
9'04 x 11'09 (2.84m x 3.58m)

Landing

Bedroom One
8'08 x 11'09 (2.64m x 3.58m)

Bedroom Two
9'01 x 11'09 max (2.77m x 3.58m max)

Bathroom
6'09 x 6'09 (2.06m x 2.06m)



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.

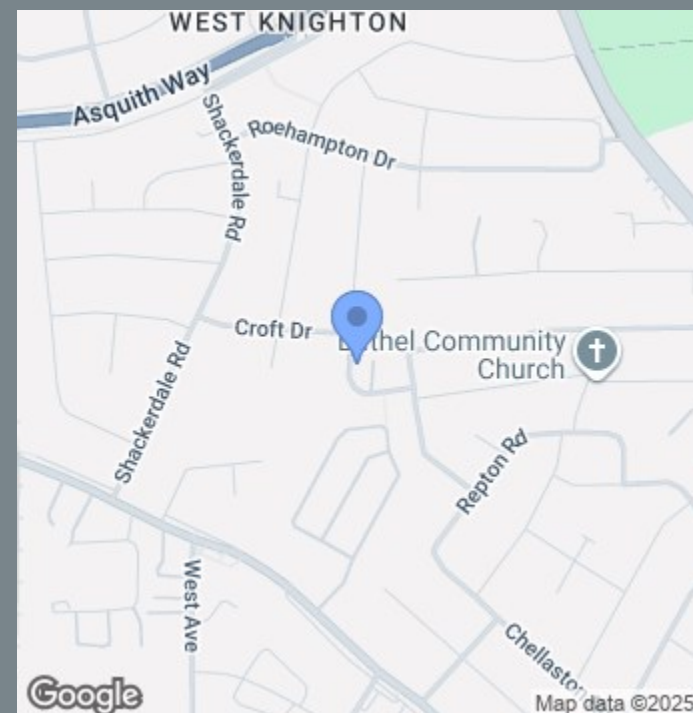
66 Guilford Drive, Wigston, LE18 1HF
£200,000

OVERVIEW

- Ideal First Time Or Investment Purchase
- No Onward Chain
- Sought After Location
- Porch & Spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Garden & Parking
- Viewing Essential
- EER - C, Freehold, Tax Band -

LOCATION LOCATION....

Situated on Guilford Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

This delightful two-bedroom mid-townhouse is the perfect choice for first-time buyers or savvy investors, offered with no onward chain for a smooth and speedy move. The property welcomes you with a handy porch, ideal for coats and shoes before stepping into the inviting lounge, where a large front-facing window fills the room with natural light and a wall mounted fireplace creates the perfect place for relaxing after a long day. The dining kitchen at the rear of the home is both practical and social, with ample wall and base cabinets, a sink drainer with mixer tap, plumbing for a washing machine, integrated oven and hob. There is plenty of room for a dining table and chairs and direct access through a back door into the private garden, making it ideal for family meals or entertaining on warm evenings. Upstairs, a landing leads to two double bedrooms, both offering comfort and flexibility for sleeping, working, or dressing space. The modern bathroom completes the upper floor with a fresh, contemporary feel. Outside, the rear garden enjoys a mix of decking and lawn, perfect for summer barbecues or quiet weekend lounging, while off-road parking adds everyday convenience. A charming home with a welcoming feel throughout — ready to move straight into and start enjoying.

